Planning Commission Date: February 22, 2006

Item No.

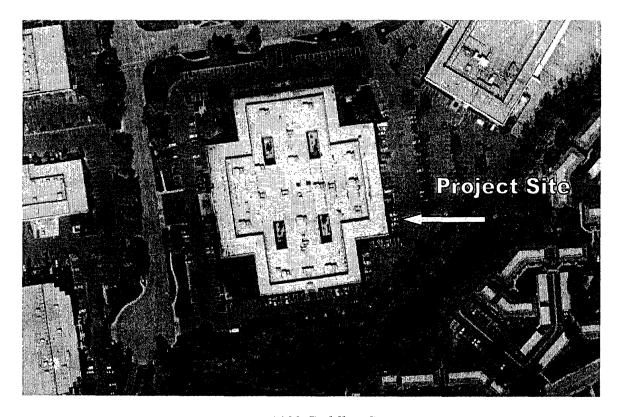
# MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearing			Ro	eport prep	pared by: Kim Duncan
Public Hearing: Yes:	<u>X</u>	No:			
Notices Mailed On: 2/11/06	5	Published (	On: 2/10/06	P	Posted On: 2/11/06
TITLE:	APPRO	VAL NO. S	IVE PACEL N SZ2005-9, ANI MENT NO. EA	) ENVIR	MA2005-9, 'S' ZONI ONMENTAL
Proposal:	constructive conversion	t 12 new R& e Parcel Ma	cD buildings, to p to subdivide gram, and site i	otaling 12 for industr	&D building and 8,712 square feet, rial condominium ons including the
Location:	1100 Ca	dillac Court	(APN: 022-38-	-016)	
RECOMMENDATION:	Approva	al with cond	litions.		
Applicant:	DES Arc 94063.	chitects, 399	Bradford Stree	et, 3 <sup>rd</sup> Floc	or, Redwood City, CA
Property Owners:	Venture CA 949		Corporation, 60	00 Miller 2	Avenue, Mill Valley,
Environmental Info:	Initial St	udy and Mit	igated Negative	e Declarat	tion No. EA2005-11
General Plan Designation:	Industria	l Park			
Present Zoning:	Industria	l Park (MP-	S)-PUD 31		
Existing Land Use:	Vacant I	ndustrial Bu	ilding		
Agenda Sent To:	Applicar	nt/owner			
Attachments:	Declarat	ion, Focused ent, light fix	l Traffic Study	, Phase I E	Aitigated Negative Environmental Site equipment noise
PJ No.	3195				

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#### **BACKGROUND**

On October 15, 1981 and November 17, 1981, the Planning Commission and City Council, respectively, approved Planned Unit Development (PUD) 31 and Zone Change for the Cadillac-Fairview Business Park and Villages, a 131 acre mixed-use industrial and residential project located at the former Milpitas Golf Course site. Subsequent approvals include two (2) time extensions, master landscape plan, and PUD amendment for the modification of roof screening. On September 3, 1987, the Planning Commission approved an 'S' Zone Approval for two (2) R&D buildings on the southeast corner of California Circle and Fairview Way for Sun-Microsystems. On January 26, 2005, the Planning Commission approved a minor tentative map for the subdivision of the parcel to two (2) lots (380 Fairview Drive and 1100 Cadillac Court) with the condition of a recorded shared access agreement for the driveway between the two (2) parcels.



1100 Cadillac Court

#### **Site Description**

The project site is located on a 523,591 square foot parcel located at the southeast corner of Cadillac Court and Fairview Way, in the Cadillac/Fairview Planned Unit Development (Cadillac-

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Fairview Industrial & Residential PUD 31). The site is bound by Cadillac Court on the west, Fairview Way on the north, Penitencia Creek to the east and a manmade drainage lagoon (formerly for the Milpitas Golf Course) immediately south of the site. Surrounding land uses include light industrial (M1) and R& D uses to the north and west, and condominium residential uses (R2) to the south and southeast. The project site is developed with an existing 125,280 square foot, one-story, concrete tilt-up R&D building constructed in the late 1980's.

Landscaping along the perimeter of the property consists of grass areas, shrubs, and mature trees, such as Blackwood Acacia, White Ash, Eucalyptus, and Crabapple. Landscaping throughout the project site consists of grassy areas with shrubs, and mature shade trees in parking lot islands and adjacent to the existing building.

Primary access to the site is provided by two (2) driveways located on the eastern portion of the project site on Cadillac Court and two (2) driveways on the northern portion on Fairview Drive. The northeastern most driveway on Fairview Drive is a shared access driveway with the adjacent property owner (380 Fairview Drive).

#### THE APPLICATION

The applicant is requesting approval of a Major Tentative Parcel Map, pursuant to Chapter 1 (Subdivisions, Section 4.00 (Tentative Maps) and 'S' Zone Approval, pursuant to Chapter 10, Section 42.00 (Site and Architecture Review), and Chapter 30, Section 30 (Signs) of the Milpitas Municipal Code.

The application is requesting a Major Tentative Parcel Map for condominium ownership purposes and 'S' Zone Approval for twelve (12) new R&D buildings (one and two-story) with related site improvements, including new landscaping and removal of protected trees, as well as a new sign program. Pursuant to Section 35, research and professional offices are a permitted use within the Industrial Park (MP) zoning district.

#### **Project Description**

The applicant is requesting approval to demolition a vacant 125,280 square foot industrial building, develop twelve (12) new one and two-story R&D buildings, totaling 129,447 square feet, site improvements, and a sign program. The proposed buildings range in size from 2,705 square feet to 17,108 square feet. Construction of the new buildings is proposed in 2 phases: Phase I consists of buildings A through H (totaling 69,892 square feet) on the south/southeast portion of the parcel and Phase II consists of buildings I through L (totaling 59,555 square feet) located on the northern portion of the parcel. According to the plans, the buildings are proposed as follows:

Table 1.

Building	Square Footage (net)	Stories
A, B, L	9,149 sq. ft.	2
С	7,286 sq. ft.	2
D & J	10,610 sq. ft.	2
Е	4,030 sq. ft.	1
F	5,127 sq. ft.	1
G	5,474 sq. ft.	1
Н	2,705 sq. ft.	1
I	12,762 sq. ft.	2
K	11,002 sq. ft.	2

Access to the project site would remain at the existing two-way driveways on Fairview Drive and Cadillac Court. Site modifications include new landscaping, lighting, trash enclosures, and removal of protected trees. In addition, the applicant is requesting approval for a Major Tentative Parcel Map to subdivide the twelve (12) new R&D buildings into approximately 69 condominium units for individual sale.

#### TENTATIVE PARCEL MAP

The applicant is requesting a major tentative parcel map for condominium ownership purposes for the twelve (12) new R&D buildings. As indicated on the tentative parcel map, the interior spaces of the buildings are proposed to be divided into approximately sixty-nine (69) units for individual sale as research and development (R&D) offices. By creating condominium units within the buildings, the developers are able to divide the interior and sell them individually.

# "S" ZONE APPLICATION

# A. Site and Architectural Compatibility with Surrounding Development

## 1) Site layout

The applicant is proposing to locate twelve (12) one and two-story R&D buildings on an irregularly shaped corner lot bounded by a manmade lagoon to the south and southeast. The building footprints will be set back from the property lines approximately 100 feet from the front (Cadillac Court), 147 feet from the side, 100 feet from the street side (Fairview Drive), and 20

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feet from the rear. Direct vehicular access to the project site would remain off Cadillac Court and Fairview Drive, provided by four (4) 2-way driveways. Circulation and parking throughout the site is provided by a surface driveway along the perimeter of the parcel, as well as an aisle transecting the site. Pedestrian pathways are provided with access between all buildings and fronting streets. Entrances to the buildings will consist of decorative hardscape walkways with landscaping that includes building accent trees, such as Flowering Cherry and Chanticleer Pear, shrubs, such as Fortnight Lily and Crape Myrtle, and groundcovers. Five (5) trash enclosures are proposed to be located throughout the site in locations intended to be convenient to business owners, as well as accessible for pick-up. Landscape improvements along Cadillac Court and Fairview Drive include extension, repair, and replacement of existing meandering sidewalks and enhanced street tree plantings.

## 2) Building Architecture

The proposed buildings consist of one and two-story concrete tilt up buildings with separate exterior entrances for each unit and interior-only access to second levels for two (2)-story units. Building architecture consists of concrete tilt-up panels, horizontal recesses at roof line panels, vertical scored reveals, arched entrance metal canopies, foam trim, and storefront glazing. Vertical roll up doors would be located at the rear of most buildings where least visible from public view. The exterior finish schedule consists of two (2) color palates: Earth tone browns/beiges (including Hale Village, Stonington Beige, Canvas Cloth, Fauna, Wood Smoke), and Gray tones (including Bengal Light, Zinc, and North Beach) individualize each unit, yet complement the entire R&D center.

#### 3) Landscaping

Site Landscaping: The applicant is proposing to enhance existing landscaping adjacent to the manmade lagoon, along the east and south property lines, with the addition of screening trees and shrubs, such as Drooping She-Oak and Coffeeberry. Existing landscaping adjacent to Cadillac Court and Fairview Drive would be enhanced with the addition of street accent trees and parking lot screening shrubs, such as Blackwood Acacia and Escallonia. Landscaping throughout the project site would consist of building accent trees, such as Flowering Cherry, Australian Willow, and Chanticleer Pear trees, accent shrubs, such as Fortnight Lily and Australian Fuchsia, as well as groundcovers, such as Dwarf Periwinkle and Lily of the Nile.

Trees: According to the landscape plans, there are 158 existing mature trees on the project site. The applicant is proposing to remove 114 trees, of which 55 are ordinance sized protected trees (greater than 37 inch circumference) for development of the R&D center. The protected trees proposed for removal include Blackwood Acacia, Weeping Willow, White Ash, Pittosporum, and Eucalyptus. However, the applicant is proposing to plant 253 new trees, including Blackwood Acacia, Drooping She-Oak, Australian Willow, Crape Myrtle, London Plane Tree, Purple Leaf Plum, Chanticleer Pear, Flowering cherry, and Brisbane Box. However, it is noted that not all proposed replacement trees are 24-inch box sized, therefore, *staff recommends* a condition that all major building accent trees and parking space shade trees shall be a minimum of 24-inch box.

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Soils: In addition, as a condition of approval for the Cadillac-Fairview Industrial Park PUD, prior to issuance of any building permit, the applicant shall submit a letter from a registered landscape architect indicating what measures must be taken to insure that the landscape plant material will survive in the project site soil. Therefore, **staff recommends**, as condition of approval, the applicant provide a letter from a registered landscape architect detailing all measures to ensure proposed plantings will survive in the project site soil.

## 4) Lighting

Lighting for the R&D center includes both building wall mounted fixtures and freestanding lights throughout the project site. Building wall lighting includes natural brushed aluminum Boston sconces and proposed site lighting will be provided by Gullwing natural aluminum freestanding lights with spherical shaped domes throughout the project site. According to a photometric plan submitted by the applicant, no lighting spill over is anticipated beyond the project site, however due to residential districts located to the south and southeast of the project site, staff recommends a condition of approval requiring that light shields be installed on freestanding lights located at the property lines adjacent to residential districts to prevent nighttime glare from the project site onto residential areas.

#### 5) Circulation

As mentioned above, direct vehicular access to the project site would remain off Cadillac Court and Fairview Drive. All four (4) driveways provide 2-way vehicular traffic to proposed public and employee parking. A surface driveway along the perimeter of the parcel, as well as an aisle transecting the site, provide circulation and parking throughout the site. A network of walkways throughout the site provides pedestrian access to buildings and roadways.

#### 6) Parking

Pursuant to Section 53.23 (Parking Schedule) of the Milpitas Zoning Ordinance, required parking for research and development uses is calculated at 1 parking space for every 300 square feet of gross floor area (GFA). According to the plans, the applicant is proposing 65,283 square feet of GFA for Phase I and 55,751 square feet of GFA for Phase II, with a total of 121,033 square feet of GFA for the project. The required and provided parking for this project are shown in Table 2. below.

Phase	Required Parking	Provided Parking
Phase I	218	256
Phase II	186	174
Total	403	430

**Table 2-Required Parking** 

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As shown in Table 2 above, parking for Phase I will exceed the required parking by 38 parking spaces, therefore the total provided parking for Phase II will be 212 spaces, with a total of 430 parking spaces provided at build-out. The total required parking for the project (Phase I and Phase II) is 403 parking spaces, therefore staff is confident there will be sufficient parking for the project during both phases, as well as at build-out.

#### 7) Solid Waste

The plans indicate five (5), approximately 210-square foot trash enclosures located throughout the perimeter of the site, providing convenient access to businesses and pick-up vehicles. The proposed six (6)-foot tall enclosures would be constructed of concrete tilt-up panels and painted to match the proposed buildings. In addition, metal gates will also be painted to match the proposed buildings. It is noted the plans do not indicate the trash enclosures are connected to the sanitary sewer, therefore *staff recommends*, as a condition of approval, the applicant must provide details of the proposed trash enclosures as connected to the sanitary sewer for spills and cleaning.

#### 8) Stormwater Runoff

The new C3 Stormwater requirements apply to new developments that exceed 1 acre in size and require the surface run-off to be controlled in terms of quantity (reduced) and quality (less polluted). Consistent with these requirements, the applicant has submitted a stormwater plan that includes the implementation of trash controls, labeling of storm drain facilities, turf treatment, Continuous Deflection Separation (CDS) interceptor, drought-tolerant landscaping with drip irrigation designed to minimize extraneous spray, and the existing lagoon to provide to capture, drain, and clean run-off from the impervious surfaces within the project. The run-off from the paved areas will be filtered into the landscape areas and collected by the underground drainage system where it will be treated and then discharged into the existing drainage system.

#### 9) Rooftop Equipment

As part of this application, new air conditioning units are proposed on the building rooftop of the R&D buildings. According to mechanical specification provided by the applicant, the new rooftop equipment is 35 inches in height. In addition, according to the plans, the cross sections indicate the parapet height ranges from 3-feet 6-inches to 5-feet 6-inches, therefore staff is confident the proposed air conditioning units will not exceed the height of building parapets, therefore will not be visible from surrounding views. However, *staff recommends* a standard condition that any future rooftop equipment meets the requirements of Section 42 of the Milpitas Zoning Ordinance.

#### 10) Noise

The project site is located adjacent to residential districts to the southeast and south, with the nearest residential property line 147 feet from proposed Building B. The applicant is proposing to install new roof mounted air conditioners on the new R&D buildings, possibly increasing the level of ambient noise in the area. The General Plan designates acceptable and not acceptable noise levels according to land uses. The normally acceptable day/night noise level in Single

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Family Residential (R1) districts is 50 to 60 dB. According to manufactures specifications, the proposed air conditioners emit 74 dB at the source. However, according to calculations provided by the applicant (provided in your packets), the sound attenuation drops 43.3dB over 147 feet (to the nearest residential rear property line) to a maximum of 30.7 dB, therefore staff is confident the proposed air conditioners will not introduce any significant ambient noise to the area.

# 11) Sign Program

The applicant is proposing a sign program in order to promote orderly, attractive, and harmonious development within the new R&D center. The sign program consists of four (4) sign types: Monument Sign (Sign A), informational signs (Sign B), building tenant signs (Sign C), window/door vinyl signs (Signs D & E), and directional signs (Sign F).

# Monument Sign (Sign A)

The proposed six (6)-foot tall monument sign would be located at the northwest drive entry on Fairview Drive in a landscaped median. The monument sign is proposed to be constructed of aluminum cabinet with a light texcote finish; aluminum hat top and bottom sections, raised acrylic numbers and letters painted matte black finish, and exterior up-lighting. The proposed sign area would be approximately 35 square feet with the center identification name/address and would not be used as a multi-tenant sign.

## <u>Directional/Informational Signs (Signs B)</u>

The applicant is proposing five (5) freestanding directional signs consisting of address /suite numbers located at prominent access and entry locations on site. The 4'4" tall signs would be constructed of aluminum hats, aluminum cabinet painted with a light texcote finish, acrylic panel and vinyl copy with a five (5)-square foot sign area. According to Section 5 (Exempt Signs) of the Sign Ordinance, Directional/Information signs are exempt from the sign ordinance if the sign area is less than twelve (12) square feet, therefore the proposed directional/informational signs do not require further review.

#### Building Tenant Signs (Signs C)

Tenant wall signs are proposed to be constructed of six (6) foot by two (2)-foot aluminum panels with a seven (7)-square foot graphic area for display of business names. The non-illuminated signs would be installed on the concrete walls centered vertically between the 1<sup>st</sup> and 2<sup>nd</sup> floor windows and centered above the entrance doors.

# Vinyl Window (Door) and Window Address Numbers Signs (Signs D & E)

Vinyl window signs are proposed for the purpose of applying the company name and logo on tenant entry doors, as well as the suite number on the entry transom area. The tenant window sign area is proposed to be 12" x 22" (1.83 sq. ft.). In addition, eight (8)-inch tall window address numbers are proposed above each entry doorway. According to the Sign Ordinance, window signs and address numbers (less than 2 sq. ft.) are exempt. However, it should be noted

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that while the vinyl window address numbers are eight (8)-inches in height, there is the possibility that they may exceed 2 sq. ft., therefore *staff recommends* a condition of approval that the address numbers do not exceed 2 sq. ft.

# Building Wall Address Numbers (Sign F)

Non-illuminated address numbers are proposed on the corner of each building for the purpose of identifying each building. Typically, address signs less than two (2)-square feet are exempt from the provisions of the Sign Ordinance, however the proposed signs are three (3)-square feet in sign area, therefore will be included in the square footage for the sign program. The address numbers would be flat cut sintra address numbers with faces and edges painted black, with a matte finish.

Sign Program findings for this sign program are included in the findings section of this report.

#### CONFORMANCE WITH LOCAL PLANS AND ORDINANCES

#### Conformance with the General Plan

The proposed R&D condominiums are consistent with the Industrial Park designation of the General Plan. The proposed project does not conflict with the General Plan and is consistent with Implementing Policies 2.a-I-3 and 2.a-I-7, which provide for opportunities to expand employment and promote business retention and encourage economic pursuits that strengthen and promote development through stability and balance. By creating condominium units within the building, the property owners are able to divide the interior and sell them individually. This allows the potential for smaller businesses to locate in the area that cannot afford to purchase and maintain the entire property or lease a larger space

#### Conformance with the Subdivision Map Act and Subdivision Ordinance

With respect to approving the subject application, the Subdivision Map Act defers to local ordinance. The City's Subdivision Ordinance requires design and improvement consistency with the General Plan. As previously covered in the conformance with the General Plan section, the proposed Major Tentative Parcel Map is in conformance with General Plan.

#### Conformance with the Zoning Ordinance

The project does not conflict with the Zoning Ordinance and is in conformance in terms of land use and development standards. The applicant is proposing to subdivide twelve (12) new industrial buildings into individual units for research and development offices, which is a permitted use in the Industrial Park (MP) District. Any future land uses would be subject to the permitted and conditional uses allowed in the Industrial Park (MP) District.

Pursuant to Section 35.05 of the Zoning Ordinance, the proposed new R&D center conforms with the development standards of the Industrial Park (MP) district in the following ways:

**Table 3-Development Standards** 

Zoning Code Development Standards	Proposed Project	Complies?
Building Height: 35 feet or 3 stories	32 feet, 8 inches/2-story	Yes
Front & Street Side Setbacks = 35 feet	35 feet	Yes
Interior Side Setback =10 feet	180 feet	Yes
Rear Setback=20 feet	20 feet	Yes
FAR: 50 %	23%	Yes
Areas of lot required to be landscaped: required front and street side yard	35 feet front yard and street side yard	Yes
Utilities: All wires, pipes, cables and utility connections shall be placed in underground or subsurface conduits.	All existing utilities are underground; no proposed additional utilities	Yes

Staff reviewed the project within the context of the surrounding area and determined the application is consistent with Section XI-10-42.03 ("S" Zone Review Requirements). Properties on the north and west sides of the project site are zoned Industrial Park (MP) and developed with manufacturing/warehouse structures of concrete tilt-up construction. Properties to the east and south of the project site are zoned Residential (R2), however a manmade lagoon separates the residential from the industrial park district, providing a transition buffer between the zoning districts. In addition, the project site is currently developed with a vacant industrial building and the proposed project would not change the use of the site. In addition, the layout of the site and landscaping are compatible and aesthetically harmonious with adjacent land surrounding development in that the proposed buildings are set back from the residential areas at least 100 feet and proposed landscaping with beautify the project site.

#### Conformance with the Sign Ordinance

As per Section 3.02 of the Sign Ordinance, the maximum permissible total sign area is calculated either by 1 square foot for each 2 lineal feet of building perimeter or 2 square feet for each 1 lineal foot of public street frontage. Based on the parcel's public street frontage of 982.92 feet, a total of 1,966 square feet of sign area is permitted for this site. The applicant is requesting approval of a monument sign (Sign A-35 square feet of sign area) for a total of 72 square feet, as well as building address signs (Sign F-36 square feet of sign area), therefore 1894.84 square feet of sign area is available for tenant building signage. Pursuant to Section 3.02 (a)-1.a, of the Sign Ordinance, for buildings containing more than one business, the allowable sign area shall be distributed to each business proportionately to the floor area of the business to the total floor area for all leasable structures on the site. Therefore, each tenant space would multiply their total floor area by 0.0146 to obtain their own maximum sign area. It should be noted that the

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applicant is requesting approval for tenant building wall signage consisting of 6-foot by 2-foot panels (12 square feet), which is more restrictive than Sign Ordinance requirements, therefore staff is confident the proposed sign program is in conformance with the Sign Ordinance.

As per Section 3.04 of the Sign Ordinance, multi-tenant use structures shall seek uniformity of design and materials. The applicant is proposing non-illuminated, individual vinyl letters, adhered to aluminum panels painted a satin acrylic (no gloss), on the building fascia for building tenant/business identification. In addition, the proposed monument and directional signage throughout the site consists of non-illuminated, vinyl letters with aluminum panel cabinets, therefore maintaining a consistent design that creates uniformity of designs and materials.

#### **Environmental Review**

An Initial Study (EA2005-11) and a Mitigated Negative Declaration have been prepared for this project. The twenty-day public review period was from February 2, 2006 to February 21, 2006. Any comments received will be presented at the public hearing for this project. The environmental assessment identifies the following potential impacts related to this project:

- Air Quality & Noise
- Biological Resources

Further discussion of other potential impacts and mitigation measures are included in the attached Environmental Assessment No. EA2005-11.

#### Air Quality & Noise

Air quality and noise impacts associated with the construction period are anticipated to consist of airborne dust particles and the operation of heavy machinery as earthwork commences. This dust and noise has the potential to be a nuisance and could be considered significant on a temporary and localized basis. As a condition of approval, the applicant will be required to adhere to construction Best Management Practices (BMP's) suggested by the Bay Area Air Quality Management District (BAAQMD), such as watering all active construction areas and cover trucks hauling soil, as well as limit construction activities to weekdays (7:00 a.m. to 7:00 p.m.).

#### **Biological Resources**

The approximately 12-acre site is located at the southeast corner of Cadillac Court and Fairview Way and developed with an industrial office building. The Penitencia Creek is located to the east and a manmade lagoon is located immediately to the south of the site. According to a Special-Status Species Assessment (RCL Ecology, dated November 19, 2005), the white-tailed kite, as well as other raptors, could potentially nest in some of the trees proposed for removal, which would be considered a significant impact. Therefore, as a condition of approval, any tree proposed for removal shall be removed before the start of the nesting season (February 15).

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Existing vegetation on the project site consists of shrubs, groundcovers, and 158 trees, including Crabapple, Blackwood Acacia, White Ash, Crape Myrtle, Weeping Willow, Pittosporum, and Eucalyptus. The project includes the removal of approximately 114 existing trees, 55 of those being identified as ordinance size protected trees (37" circumference or greater) due to the building footprints and driveways. The removal of protected trees on site could be considered significant, however, as a condition of approval for removal of these protected trees, the applicant will be required to replace the trees at a 2:1 ratio with 24" box trees. Because of the high replacement-planting ratio of trees, the removal of fifty-five (55) protected trees would not be considered significant.

#### **Long Term Impacts**

The proposed project is for the demolition of an existing industrial R&D building, construction of 12 new R&D buildings, Tentative Parcel Map for condominium conversion purposes, site improvements, removal of protected trees, and sign program, located in the Industrial Park (MP) zoning district. The applicant is proposing to continue the existing use within a newly developed R&D campus, thereby providing opportunities to promote business retention and potential for smaller business to locate in the area. There should be no long term impacts to the surrounding area beyond those of the existing project.

# **Neighborhood/Community Impact**

Based on the analysis and conclusions of this report, the proposed project is not anticipated to have any adverse impacts on parking, traffic, noise, odors, or be detrimental to the health and safety of the public. In addition, the project will not have adverse effects upon the adjacent or surrounding development, such as shadows, view obstruction, loss of privacy, or increase in ambient noise.

#### RECOMMENDATION

Close the public hearing. Adopt the Initial Study and Mitigated Negative Declaration No. EA2005-11 and approve Major Tentative Parcel Map No. MA2005-9 and 'S' Zone Application No. SZ2005-9 based on the Findings and Recommended Special Conditions below.

#### **FINDINGS**

#### **CEQA**

- 1) The Initial Study and Mitigated Negative Declaration (EIA No. EA2005-11) prepared for this project represents the independent review of the City of Milpitas Planning Staff and Planning Commission.
- 2) The proposed project, as mitigated, will not create any significant environmental impact as defined by the California Environmental Quality Act (CEQA).

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#### General Plan

3) The proposed project, as conditioned, does not conflict with the General Plan and is consistent with Implementing Policies 2.a-I-3 and 2.a-I-7, which provides for opportunities to expand employment and promote business retention and encourages economic pursuits that strengthen and promote development through stability and balance

# **Zoning Ordinance**

4) The proposed project does not conflict with the Zoning Ordinance in terms of land use and development standards. The applicant is proposing to subdivide new R&D buildings into approximately 69 individual ownership units for research and development offices. According to Sections 35.02-6 or research offices are permitted in Industrial Park (MP) areas. Therefore, the proposed project remains in compliance with the development standards and uses of the MP district.

#### 'S' Zone

5) As conditioned, the layout of the site, design of the proposed building, and landscaping would be compatible and aesthetically harmonious with adjacent and surrounding development. The proposed buildings are located in an existing Industrial Park, materials include concrete tilt-up panels, horizontal recesses at roof line panels, vertical scored reveals, arched entrance metal canopies corrugated metal and aluminum trim, the design incorporates industrial linear elements and proposed landscaping will enhance the industrial district.

# Subdivision Map Act

6) The proposed project is consistent with the State Subdivision Map Act and the Subdivision Ordinance in that it conforms to the local ordinance, Milpitas General Plan.

#### Sign Program

7) As conditioned, the proposed sign program is consistent with the City Sign Ordinance in that the proposed signs are constructed of compatible materials, architecture, design, and continuity. In addition, the design is compatible and aesthetically harmonious with adjacent and surrounding development.

#### **SPECIAL CONDITIONS**

- 1. This approval is for Major Tentative Parcel Map No. MA2005-9 to create sixty-nine (69) condominiums units within twelve (12) new buildings located on parcel 22-38-016, as depicted on the Tentative Parcel Map dated December 28, 2005, and as amended by these conditions of approval. (P)
- 2. This "S" Zone Approval (SZ2005-9) is for twelve (12) buildings and associated site improvements, including the removal of 55 protected trees, in accordance with the plans approved on February 22, 2006, and as amended by the conditions below. Any modification to the project as proposed will require an "S" Zone Approval-Amendment by the Planning Commission. Minor modifications can be submitted to the Planning Division for processing, as per Section 42.10 of the zoning code. (P)

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- 3. The proposed project shall be conducted in compliance with all applicable federal, state, and local regulations. (P)
- 4. If, at the time of submittal for Parcel Map approval, there is a project job account balance due to the City for recovery of review fees, review of parcel map will not be initiated until the balance is paid in full. (P)
- 5. If, at the time of submittal for any building permits, there is a project job account balance due to the City for recovery of review fees, review of permits will not be initiated until the balance is paid in full. (P)
- 6. If, at the time of building permit issuance, there is a project job account balance due to the City for recovery of review fees, permit issuance will not be initiated until the balance is paid in full. (P)
- 7. Prior to issuance of building permits, the applicant shall submit a Final Landscape and Irrigation Plan showing all major building accent trees and parking space shade trees shall be a minimum of 24-inch box. (P)
- 8. Prior to issuance of any building permit, the applicant shall submit a letter from a registered landscape architect indicating what measures must be taken to insure that the landscape plant material will survive in the project site soil. (*Previously approved condition No. 15-PUD 31*) (P)
- 9. Prior to issuance of building permits, the applicant shall submit plans indicating light shields for freestanding lights located at the property lines adjacent to residential districts that will preclude light from the project impacting adjacent developments. (P)
- 10. Prior to issuance of building permits, the applicant shall provide details of the proposed trash enclosures showing connection to the sanitary sewer for spills and cleaning. (P)
- 11. Building wall address numbers shall not exceed 2 sq. ft. (P)
- 12. Prior to the issuance of permits for any roof-top equipment, detailed architectural plans for the screening of this equipment and/or line-of-sight view analysis demonstrating that the equipment will not be visible from surrounding view points shall be reviewed and approved by city staff in order to assure the screening of said equipment is in keeping with and in the interest of good architectural design principles. (P)
- 13. Water all active construction areas twice daily and more often during windy periods. Active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives. (*Mitigation Measure III.d-1*) (P)
- 14. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least a 2-feet freeboard level within their truck beds. (*Mitigation Measure III.d-2*) (P)
- 15. Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites. (*Mitigation Measure III.d-3*) (P)

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Venture Commerce Center

- 16. Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites. (*Mitigation Measure III.d-4*) (P)
- 17. Sweep streets daily with water sweeper if visible soil material is carried onto adjacent public streets. (*Mitigation Measure III.d-5*) (P)
- 18. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.). (*Mitigation Measure III.d-6*) (P)
- 19. Install sandbags or other erosion control measures to prevent silt runoff to public roadways. (*Mitigation Measure III.d-7*) (P)
- 20. Plant vegetation in disturbed areas as quickly as possible. (*Mitigation Measure III.d-8*) (P)
- 21. Suspend excavation and grading (all earthmoving or other dust-producing activities during periods of high winds when watering cannot eliminate visible dust plumes or when winds exceed 25 mph (instantaneous gusts). (*Mitigation Measure III.d-9*) (P)
- 22. Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site. (*Mitigation Measure III.d-10*) (P)
- 23. Limit the area subject to excavation, grading and other construction activity at any one time. (*Mitigation Measure III.d-11*) (P)
- 24. Any tree proposed for removal shall be removed prior to the start of nesting season (February 15). If tree removal is proposed for any portion of the nesting season (after February 15), a nest survey shall be conducted by a biologist 30 days in advance of start of work. If no nesting is found to be occurring, work can proceed as planned. If nest activity is found, the biologist will flag off a suitable non-disturbance buffer area that will remain until the young have fledged. (*Mitigation Measure IV-d-1*) (P)
- 25. Project grading and construction activities shall not occur outside the hours of 7:00 a.m. to 7:00 p.m. on weekdays and weekends, and shall not occur on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day, as per the City of Milpitas Noise Ordinance. (*Mitigation Measure XI-a-1*) (P)
- 26. The City Planning staff shall have approval authority for the installation of comparable substitute pest resistant plan materials to satisfy the requirements of the approved landscape plan when the approved plants and materials are unavailable for installation, or when other unforeseen conditions prevent the exact implementation of the landscape plan. (P)
- 27. Proper maintenance of landscaping, with minimal pesticide use, shall be the responsibility of the property owner in perpetuity. The pest reducing landscape maintenance techniques listed in the "Fact Sheet on Landscape Maintenance Techniques for Pest Reduction" are incorporated by reference into this condition.
- 28. The permitted use is conditioned on continuous and thorough implementation of the following operational storm water pollution prevention BMP's for the life of the project.

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Failure to comply with this condition may be considered grounds for Use Permit revocation:

- CDS Interceptor
- Native plants and drip irrigation system
- Covered trash enclosures connected to the sanitary sewer system
- 29. The issuance of building permits to implement this land use development will be suspended if necessary to stay within (1) available water supplies, or (2) the safe or allocated capacity at the San Jose/Santa Clara Water Pollution Control Plant, and will remain suspended until water and sewage capacity are available. No vested right to the issuance of a Building Permit is acquired by the approval of this land development. The foregoing provisions are a material (demand/supply) condition to this approval. (E)
- 30. Prior to issuance of any building permits, developer shall obtain approval from the City Engineer of the water, sewer and storm drain studies for this development. These studies shall identify the development's effect on the City's present Master Plans and the impact of this development on the trunk lines. If the results of the study indicate that this development contributes to the over-capacity of the trunk line, it is anticipated that the developer will be required to mitigate the overflow or shortage by construction of a parallel line or pay a mitigation charge, if acceptable to the City Engineer. (E)
- 31. At the time of building permit plan check submittal, the developer shall submit a grading plan and a drainage study prepared by a registered Civil Engineer. The drainage study shall analyze the existing and ultimate conditions and facilities. In addition the proposed development is within the existing floodplains, and therefore it should not increase the 100-year water surface elevation on surrounding properties nor should it increase existing flooding. The study shall be reviewed and approved by the City Engineer and the developer shall satisfy the conclusions and recommendations of the approved drainage study prior to any building permit issuance. (E)
- 32. The Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) under the National Flood Insurance Program shows this site to be in a Special Flood Hazard Zone AH. Therefore, floodproofing is required. Floodproofing can be accomplished either by elevating or floodproofing of the structure and onsite utilities and equipment. Per Chapter 15, Title XI of Milpitas Municipal Code (Ord. No. 209.4) the lowest floor elevation (finished floor) of each structure shall be at least one foot above the BFE, and the pad elevation shall be at or above the BFE which is approximately at elevation 12 feet NGVD, or the structure be floodproofed to least one foot above the BFE so that the walls are watertight. The structure pad(s) shall be properly designed by a registered civil engineer and compacted to meet FEMA's criterion (currently, 95% relative density by the Standard Proctor test procedure, ASTM D-698). In addition, the pad(s) shall extend beyond the building walls before dropping below the base flood elevation, and shall have appropriate protection from erosion and scour. All electrical equipment, mechanical equipment, and utility type equipment proposed to be installed outside of the structure shall be located above the BFE, or shall be floodproofed, and

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shall be constructed to prevent damage from flooding events. Any trailers, modular buildings, or pre-manufactured dwelling units located on this site for periods of time greater than one year, shall be adequately anchored to resist flotation, collapse and lateral movements per Floodplain Management Ordinance. The applicant's civil engineer shall complete and submit a FEMA Elevation Certificate to the City prior to final building inspection. The Elevation Certificate shall certify the "as built" lowest floor elevation. Elevation Certificate forms are available from the Engineering Division. Flood insurance is required for any construction that is financed with government backed loans. (E)

- 33. Show on the tentative map how the site will drain. Drainage facilities outletting sump conditions shall be designed to convey the flows and protect all buildings. (E)
- 34. Prior to parcel map recordation, the developer shall submit to the City a digital format of the final map (AutoCAD format). All final maps shall be tied to the North America Datum of 1983 (NAD 83), California Coordinate of 1983, zone 3. (E)
- 35. Prior to parcel map approval, the developer shall establish a property-owner association. The property-owner association shall be responsible for the maintenance of the landscaping, walls, private street lights, common area and private streets and shall have assessment power. This information shall be clearly included in the Conditions, Covenants, and Restrictions (CC&R) and recorded documents. The CC&R document shall be submitted for review and approval by the City Engineer. (E)
- 36. Concurrent with the recordation of the parcel map, the developer shall record an amendment to the existing reciprocal easement, maintenance agreement and the CC&R, with the adjacent property on the north. The amendment shall provide for the changes to the use of lands and maintenance of all private facilities including but not limited to, common roadway, drainage, landscaping and other common area facilities between these two parcels. (E)
- 37. The developer shall dedicate on the parcel map necessary public service utility easements, sidewalk easements and easements for water and sanitary sewer purposes, as shown on the Engineering Services Exhibit "T", dated 1/22/2006. (E)
- 38. The developer shall comply with Regional Water Quality Control Board's C.3 requirements and implement the following:
  - A. At the time of building permit plan check submittal, the developer shall submit a "final" Stormwater Control Plan and Report. Site grading, drainage, landscaping and building plans shall be consistent with the approved Stormwater Control Plan. The Plan and Report shall be prepared by a licensed Civil Engineer and certified that measures specified in the report meet the C.3 requirements of the Regional Water Quality Control Board (RWQCB) Order, and shall be implemented as part of the site improvements.
  - B. Prior to building permit issuance, the developer shall submit an Operation and Maintenance (O&M) Plan for the long-term operation and maintenance of C-3 treatment facilities.

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- C. Prior to Final occupancy, the developer shall execute and record an O&M Agreement with the City for the operation, maintenance and annual inspection of the C.3 treatment facilities. (E)
- 39. In accordance with Chapter 5, Title VIII (Ord. 238) of Milpitas Municipal Code, for new and/or rehabilitated landscaping 2500 square feet or larger the developer shall:
  - A. Provide separate water meters for domestic water service & irrigation service. Developer is also encouraged to provide separate domestic meters for each tenant.
  - B. Comply with all requirements of the City of Milpitas Water Efficient Ordinance (Ord No 238). Two sets of landscape documentation package shall be submitted by the developer or the landscape architect to the Building Division with the building permit plan check package. Approval from the Land Development Section of the Engineering Division is required prior to building permit issuance, and submittal of the Certificate of Substantial Completion is required prior to final occupancy inspection.

    Contact the Land Development Section of the Engineering Division at (408) 586-3329 for information on the submittal requirements and approval process. (E)
- 40. If the existing services laterals (water, sewer and storm) are not adequately sized to serve this additional development, plans showing new services must be submitted and approved prior to building permit issuance. (E)
- 41. Prior to building permit issuance, developer must pay all applicable development fees, including but not limited to waste water treatment plant fee, sewer, water and storm connection fees, and plan check and inspection deposit. (E)
- 42. The developer shall submit the following items with the building permit application and pay the related fees prior to final inspection (occupancy) by the Building Division:
  - A. Storm water connection fee of \$258,270 based on 11.978 acres @ \$21,562 per acre. The water, sewer and treatment plant fee will be calculated at the time building plan check submittal.
  - B. Water Service Agreement(s) for water meter(s) and detector check(s).
  - C. Sewer Needs Questionnaire and/or Industrial Waste Questionnaire. Contact the Land Development Section of the Engineering Division at (408) 586-3329 to obtain the form(s). (E)
- 43. The U.S. Environmental Protection Agency (EPA) has empowered the San Francisco Bay Regional Water Quality Control Board (RWQCB) to administer the National Pollution Elimination Discharge System (NPDES) permit. The NPDES permit requires all dischargers to eliminate as much as possible pollutants entering our receiving waters. Construction activities which disturb 1 acres or greater are viewed as a source of pollution, and the RWQCB requires a Notice of Intent (NOI) be filed, along with obtaining an NPDES Construction Permit prior to the start of construction. A Storm Water Pollution Prevention Plan (SWPPP) and a site monitoring plan must also be developed by the applicant, and approved by the City prior to permit issuance for site clearance or grading. Contact the RWQCB for questions regarding your specific

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requirements at (800) 794-2482. For general information, contact the City of Milpitas at (408) 586-3329. (E)

- 44. The U.S. Environmental Protection Agency (EPA) has empowered the San Francisco Bay Regional Water Quality Control Board (RWQCB) to administer the National Pollution Elimination Discharge System (NPDES) permit. The NPDES permit requires all dischargers to eliminate as much as possible pollutants entering our receiving waters. Industries are required to make an evaluation of their specific site activities and determine their permit requirements. If a permit is required, industries must prepare the following documents:
  - A. File a Notice of Intent (NOI) prior to building permit issuance.
  - B. Prepare and submit a Storm Water Pollution Prevention Plan with the NOI.
  - C. Prepare a Monitoring Plan prior to operation. If you have questions about your specific requirements contact the RWQCB at (1-800) 794-2482. For general information contact the City of Milpitas at (408) 586-3329. (E)
- 45. The developer shall not obstruct the noted sight distance areas as indicated on the City standard drawing #405. Overall cumulative height of the grading, landscaping & signs as determined by sight distance shall not exceed 2 feet when measured from street elevation. (E)
- 46. All existing on-site public utilities shall be protected in place and if necessary relocated as approved by the City Engineer. No permanent structure is permitted within City easements and no trees or deep rooted shrub are permitted within City utility easements, where the easement is located within landscape areas. (E)
- 47. It is the responsibility of the developer to obtain any necessary encroachment permits or approvals from affected agencies and private parties, including but not limited to the adjacent property owners on North of this development, Pacific Gas and Electric, SBC, and Comcast. Copies of approvals or permits must be submitted to the City of Milpitas Engineering Division. (E)
- 48. Prior to occupancy permit issuance, applicant/property owner shall construct several new trash enclosures to accommodate the required number of bins needed to serve this development. The proposed enclosures shall be designed per the Development Guidelines for Solid Waste Services and enclosures drains must discharge to sanitary sewer line. City review/approval is required prior to construction of the enclosure. (E)
- 49. Property owner/manages shall be responsible for the trash collection and recycling services account. Prior to occupancy permit issuance, the applicant shall submit evidence to the City that the following minimum refuse and recycling services have been subscribed with Allied Waste Services for commercial services:
  - A. Maintain an adequate level of service for trash collection.
  - B. Maintain an adequate level of recycling collection.

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After the applicant has started its business, the applicant shall contact Allied commercial representative to review the adequacy of the solid waste level of services. If services are determined to be inadequate, the property manager shall increase the service to the level determined by the evaluation. For general information, contact Allied Waste Services at (408) 432-1234. (E)

- 50. Per Chapter 200, Title V of Milpitas Municipal Code (Ord. No. 48.7) solid waste enclosures shall be designed to limit the accidental discharge of any material to the storm drain system. The storm drain inlets shall be located away from the trash enclosures (a minimum of 25 feet). This is intended to prevent the discharge of pollutants from entering the storm drain system, and help with compliance with the City's existing National Pollution Discharge Elimination System (NPDES) Municipal permit. (E)
- 51. Per Milpitas Municipal Code Chapter 2, Title X (Ord. No. 201), developer may be required to obtain a permit for removal of any existing tree(s). Contact the Street Landscaping Section at (408) 586-2601 to obtain the requirements and forms. (E)
- 52. Prior to any work within public right of way or City easement, the developer shall obtain an encroachment permit from City of Milpitas Engineering Division. (E)
- 53. The developer shall call Underground Service Alert (U.S.A.) at (800) 642-2444, 48 hrs prior to construction for location of utilities. (E)
- 54. The site is located in Local Improvement District #19. (E)
- 55. The City makes every effort to deliver a continuous and sufficient supply of water. However, temporary interruptions may be necessary for the purpose of making repairs or improvements. If it is important to maintain uninterrupted water supply to this development (except in case of emergency), the developer is encouraged to design and install a redundant water service system. (E)
- 56. If necessary, developer shall obtain required industrial wastewater discharge approvals from San Jose/Santa Clara Water Pollution Control Plant (WPCP) by calling WPCP at (408) 945-3000. (E)
- 57. Developer shall submit to the City for approval, a Demolition Plan for the existing buildings to be removed. All utilities shall be properly disconnected before the building can be demolished. Submitted plan shall clearly show (state) how the water service(s), sewer service(s) and storm service(s) will be disconnected. (E)
- 58. Make changes as noted on Engineering Services Exhibit "T"(dated 1/22,2006) and submit a Mylar of the revised tentative map to the Planning Division within three weeks of this

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tentative map approval. No application for the review of the parcel map or improvement plans will be accepted until this condition is satisfied. (E)

December 23, 2005

Kim Duncan
Project Planner
City of Milpitas
455 E. Calaveras Blvd.
Milpitas, CA 95035-5411

ARCHITECTS ENGINEERS

Project: Proposed New Venture Commerce Center, 1100 Cadillac Ct., Milpitas, CA

DES Project Number 9613.01

Re: Letter of Explanation Regarding Proposal

Dear Kim:

#### VENTURE CORPORATION

Venture Corporation is a real estate building and development firm based in Marin County, California. Since its formation in 1976, the company has developed numerous commercial, R&D, residential and mixed-use projects. The company is particularly well known for its Venture Commerce Centers throughout California. For further company information refer to <a href="https://www.venture-corp.com">www.venture-corp.com</a>.

#### **VENTURE COMMERCE CENTERS**

VENTURE COMMERCE CENTERS (VCC) typically consists of individual small one and two story buildings divided into commercial condominium properties. VCC offers small companies a rare opportunity to own their business properties. At today's low interest rates, a company can own its real estate for far less than renting it.

VENTURE COMMERCE CENTER business properties typically include 2-story offices on the front (street facing) side and a 21-foot clear height "flex area" in the rear. The flex area is commonly used for research and development, warehousing, distribution, light manufacturing, high tech operations, supplemental offices and other R&D applications.

A typical VENTURE COMMERCE CENTER building has several separate business properties. Each has its own private entrance and exclusively assigned parking. The street facades of the buildings are Class-A office building designs, well suited for businesses of all kinds. The buildings are constructed of steel reinforced raised concrete panels. The office section in front is fully carpeted and equipped with a panelized ceiling system with integrated parabolic lighting and a heating / air conditioning system. All interior walls are finished and painted. Offices are heated and air conditioned on both the first and the second floors. A first-floor bathroom, built in compliance with A.D.A. regulations is included. VENTURE COMMERCE CENTER

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Venture Corporation Venture Commerce Center, Milpitas CA December23, 2005 Page 2 of 4

condominiums are finished to be ready for immediate occupancy. Typically companies that require specific interior office layouts will develop their own Tenant Improvement layouts for approval by the local authorities. All buildings are designed with electrical rooms equipped to handle the needs of larger power users.

#### SIMILAR DEVELOPMENTS

Many Venture Commerce Centers are currently under construction, built or sold in cities across the Bay Area from Newark to Morgan Hill to Napa, including sites in San Jose, Hercules, Fremont and Alameda. See attached Venture Commerce Center Brochure. Interest in the offices, which are two-story and offer the option of "flex space" to the rear, is huge and has been market driven. Venture Corp. is best known for its 350-acre Morgan Hill Ranch, a large business park in the south county and is the largest business park in Silicon Valley. For further information see: www.morganhillranch.com.

In the last several years, as the rest of the commercial real estate market has stagnated, Venture has embarked on a path to develop smaller industrial spaces -- 3,500 square feet or less in response to market demand.

Venture Corporation researched the idea, built the first development in Morgan Hill, and found there was robust demand for 3,000 square feet or less. To review other locations see: www.venturecommercecenter.com

#### **EXISTING SITE CONDITIONS**

Located on Parcel B at 1100 Cadillac Court, Milpitas there currently exists a 125,280sq.ft.single story building. The building is vacant and not in use. The facility, which was originally approved for 100% R&D use, was developed for Sun-Microsystems in 1987 (A.P.N. 022-38-016 (portion)). Before that the site was part of a golf course. The structure is Type III N, B2 Occupancy and fully sprinkled. Five fire hydrants are located along the perimeter of the site. Current parking amounts to 418 stalls, which is provided at 1 per 300sq.ft.

The building is located within a FEMA established 100-year flood level of 12'. The building was designed to be one foot above this level, at an elevation of 13'.

#### PROPOSED NEW DEVELOPMENT

The project will be split in two phases

It is proposed to demolish and remove from site the existing structure, most of the flatwork and centrally located landscaping. The civil work consists of demolition of existing office and industrial

Venture Corporation Venture Commerce Center, Milpitas CA December23, 2005 Page 3 of 4

building and replacing with smaller office/warehouse flex buildings. The existing site pavement and concrete will be used as recycled fill for base rock and select import under the buildings. Portions of the site storm drain system will remain and additional storm drain will be added to accommodate the new buildings. Existing sanitary sewer and water service stubs will be utilized for the project. Additional stubs will be added as necessary to accommodate the additional buildings. Master water meters will be connected to a private portable system that will have separate private meters for each condominium unit.

The finish floors of all buildings shall be constructed at elevation 13.0 to be a foot above the flood elevation of 12.0. New landscaping material is to replace existing, with no Net loss. It is noted that, per 'Special Conditions Zone Change No. 509 PUD No. 31. Cadillac-Fairview/California' that prior to issuance of any building permit the applicant must submit a letter to insure plant material will survive in the soil.

The proposed development is to include 12 smaller buildings, consisting of one and two story structures. This new 'Venture Commerce Center' is to be similar in layout and design to other Venture Commerce Centers, as described above. Each building and the condominiums housed within them will achieve it's own character with the use of three-color palettes (see color palette attachments) and differing façade treatments to create an architecturally rich and vibrant environment.

#### **Phasing**

The project will be split into two phases;

- 1. Phase one will include buildings A, B, C, D, E, F, G, H and associate parking, site work and landscaping. Parking is provided in excess of the required rate; 218 stalls required and 256 stalls provided. Included in the construction of Phase 1 will be a concrete curb along the Phasing line shown on A1.1 (along the drive aisles off Cadillac Ct. and Fairview Way). A fence will be provided at the back of this curb.
- 2. Phase two will include buildings I, J, K, L: Phasing information is included on a Project Data sheet attached to this letter, also see drawing sheet A1.1. Note that phase one parking during construction of phase two will not be impacted; the temporary enclosing fence will screen the Phase 2 work. This area, shown behind the Phasing limit line will be the construction and construction staging area for Phase 2. At the end of Phase 2 the Project parking stall total required will be 404 stalls, 430 are provided (26 more than required). The compact stall to regular stall ratio provided will be 35.8%.

Venture Corporation Venture Commerce Center, Milpitas CA December23, 2005 Page 4 of 4

The intent of this proposal is to develop the site into an industrial commercial condominium complex, however with this submission there is no intent to show buildings as divided into various parcels but rather to show a "parcel map for condominium purposes". (See attached letter from HANNA & VAN ATTA).

The typical owner of a Venture Commerce Center property operates in capacity of R&D not professional offices. We have based out parking layout on 1 parking stall per 300 square foot of gross floor area per the City's requirements. Attached is a project data sheet summarizing all areas (GFA and building area) of the proposed condominiums with associated parking requirements. The proposed parking is more than that of the existing parking on site. The existing entry driveways have been maintained except of one along Cadillac Ct. that has been partly modified to relate to the particular geometry of the site road layout.

A private mutual storm drainage easement (Lagoon) exists along the South side of the site. This area is considered unusable and has not been developed. The proposed line of the road curb along this edge largely follows the existing line, refer to civil drawings.

Five (5) trash enclosures, placed in convenient locations are proposed for the site. The trash plan layouts are based on the local authority requirements and are designed along a logical garbage truck route.

If you have any questions concerning this Letter of Explanation, or require any additional information, please contact me at 650-364-6453.

Sincerely,

DES Architects + Engineers, Inc.

Ralph le Roux Project Manager

# **PROJECT DATA**

Assessors Parcel Number: 022-38-016

Parcel Size: 523,591 S.F.

Zoning: MP-S Industrial Park, PUD 31 Existing Building Size: 125,280 S.F.(to be demo'ed)

Zoning: WP-5 i		ing Dunaing Oir					
PHASE 1:	Gross F	loor Ar	ea*	PHASE 1:E	3uildin	g Floor	Area**
<u></u>	First	Second	Total		First	Second	Total
	Floor	Floor	Condo		Floor	Floor	Condo
Building A	8,594	3,355	11,949	Building A	9,149	3,670	12,819
Building B	8,594	3,355	11,949	Building B	9,149	3,670	12,819
Building C	6,912	4,934	11,846	Building C	7,286	5,352	12,638
Building D	10,007	3,355	13,362	Building D	10,610	3,670	14,280
Building E	3,746	0	3,746	Building E	4,030	0	4,030
Building F	4,808	0	4,808	Building F	5,127	0	5,127
Building G	5,146	0	5,146	Building G	5,474	0	5,474
Building H	2,477	0	2,477	Building H	2,705	0	2,705
Phase 1 Total	50,284	14,999	65,283	Phase 1 Total	53,530	16,362	69,892
PARKING	Standard		Accessible****	Compact		Total	
REQUIRED***:	126	į	5	87 (40%)		218	
PARKING	Standard		Accessible****	Compact		Total	
PROVIDED:	159		5	92 (35.9%)		256	

PHASE 2:	Gross F	loor Ar	ea*	PHASE 2:E	3uildin	g Floor	Area**
	First Second Total		Total		First Second		
	Floor	Floor	Condo		Floor	Floor	Condo
Building I	12,096	3,978	16,074	  Building	12,762	4,346	17,108
Building J	10,007	3,355	13,362	Building J	10,610	3,670	14,280
Building K	10,388	3,978	14,366	Building K	11,002	4,346	15,348
Building L	8,594	3,355	11,949	Building L	9,149	3,670	12,819
Phase 2 Total	41,085	14,666	55,751	Phase 2 Total	43,523	16,032	59,555
PARKING	Standard		Accessible****	Compact	٦	Total	
REQUIRED***:	108	4	4	74 (40%)	1	186	
PARKING	Standard	1	Accessible****	Compact	٦	Total .	
PROVIDED:	108	4	4	62 (35.6%)		74	

# **PROJECT TOTAL**

TOTAL: Gr	oss Flo	or Are	a*	TOTAL:Bu	ilding	Floor A	rea**
	First	Second	Total		First	Second	Total
	Floor	Floor	Condo		Floor	Floor	Condo
Project Total	91,368	29,665	121,033	Project Total	97,053	32,394	129,447
PARKING REQUIRED***:	Standard		Accessible****	Compact 161 (40%)		Total 404	
PARKING	Standard		Accessible****	Compact		Total	
PROVIDED:	274		9	154 (35.8%)		430	

<sup>\*</sup> Gross Floor Area measurement inside of the walls per City of Milpitas requirements.

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<sup>\*\*</sup>Building Floor Area measurement: Outside face of the wall per building code.

<sup>\*\*\*</sup> Parking required is 1 stall per 300 sq.ft. of \*Gross Floor Area

<sup>\*\*\*\*</sup>Accessible Per CBC Table 11B-6: 9 Accessible spaces req. This appl. 9 Acc. spaces provided Per CBC 1129.3.2: I Van Space per 8 Stalls req. This appl. 5 Van spaces provided.

# County of Santa Clara

Office of the County Clerk-Recorder Business Division

County Government Center 70 West Hedding Street, E. Wing, 1<sup>st</sup> Floor San Jose, California 95110 (408) 299-5665



# ENVIRONMENTAL DECLARATION

For CLERK-RECORDER'S USE ONLY	FOR CLERK FOR PER SED
POSTED ON THE COUNTY CLERK RECORDER	FEB 0 2 2006
BRENDA DAVIS COUNTY CLERY BY DEPUTY	BRENDA DAVIS, Gounty Clerk-Recorder Santa Clara County
LETICIA ORTEGA	ByDeputv
NAME OF LEAD AGENCY: City of Melpitar	
NAME OF APPLICANT: SES aidleticks	CLERK-RECORDER FILE NO.
CLASSIFICATION OF ENVIRONMENTAL DOCUMENT;	
1. It NOTICE OF PREPARATION pringated	CA Dept. of Fish and Game Receipt #
2. () NOTICE OF EXEMPTION Descharation	
3. NOTICE OF DETERMINATION NEGATIVE DECLARATION PURSUANT TO PUBLIC RESOUR	RCES CODE § 21080(C)
( ) \$1300.00 REQUIRED (\$1250.00 STATE FILING FEE A	AND \$50.00 COUNTY CLERK FEE)
( ) IF CERTIFICATE OF EXEMPTION AND/OR DE MINIMI ATTACHED - \$50.00 COUNTY CLERK FEE REQUIRE	US IMPACT FINDING STATEMENT D
4. NOTICE OF DETERMINATION ENVIRONMENTAL IMPACT REPORT PURSUANT TO PUBLIC	C RESOURCES CODE § 21152
( ) \$900.00 REQUIRED (\$850.00 STATE FILING FEE AND	0 \$50.00 COUNTY CLERK FEE)
( ) IF CERTIFICATE OF EXEMPTION AND/OR DE MINIM ATTACHED - \$50.00 COUNTY CLERK FEE REQUIRE	US IMPACT FINDING STATEMENT D
5. Other:	
4 ^	
NOTICE TO BE POSTED FOR DA	YS.

THIS FORM MUST BE COMPLETED AND ATTACHED TO THE FRONT OF ALL ENVIRONMENTAL

Board of Supervisors: Donald F. Gage, Blanca Alvarado, Pete McHugh, James T. Beall, Jr., Liz Kniss County Executive: Peter Kutras, Jr.

DOCUMENTS LISTED ABOVE (INCLUDING COPIES) SUBMITTED FOR FILING. CHECKS SHOULD BE MADE PAYABLE TO : COUNTY CLERK-RECORDER.



# ENVIRONMENTAL IMPACT ASSESSMENT NO: <u>EA2005-11</u>

Planning Division

455 E. Calaveras Blvd., Milpitas, CA 95035

(408) 586-3279

Prepared by: <u>Kim Duncan</u> <u>February 2, 2006</u>
date Title: Staff Planner
Project title: VENTURE COMMERCE CENTER
Lead Agency Name and Address: <u>CITY OF MILPITAS, 455 E. CALAVERAS BOULEVARD, MILPITAS, CA</u>
Contact person and phone number: Kim Duncan, 408/586-3283
Project location: 1100 CADILLAC COURT (APN: 022-38-016
Project sponsor's name and address: Ralph Le Roux, c/o DES Architects, 399 Bradford Street, 3 <sup>rd</sup> Floor, Redwood City, CA 94063
General plan designation: Single Family Low Density 7. Zoning: Industrial Park (MP)
Description of project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)  Demolition of an existing 124,026 square foot industrial office building and construction of 12 new R&D buildings, totaling 128,712 square feet. In addition, the applicant is requesting approval of a Major Tentative Map to subdivide the new buildings into approximately 69 condominium units for individual ownership purpos and a new sign program. Site improvements include 5 new trash enclosures, reconfigured parking spaces, landscaping, and protected tree removal, located t 1100 Cadillac Court (APN: 022-38-016), zoned Industrial Park (MP).
Surrounding land uses and setting: Briefly describe the project's surroundings:  The project site is located on a 523,591 square foot parcel located at the southeast corner of Cadillac Court a Fairview Way, in the Cadillac/Fairview Planned Unit Development (Cadillac-Fairview Industrial & Residential PUD 31). The site is bound by Cadillac Court on the west, Fairview Way on the north, Penitencia Creek to the east and a manmade drainage lagoon immediately south of the site. Surrounding land uses include light industrial (M1) and R& D uses to the north and west, and condominium residential uses (R2) to the south and southeast. There are no onsite agricultural, biological, cultural or mineral resources, watercourses, sensitive receptors, or sensitive land uses,
Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)  Santa Clara Valley Water District

#### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages:

	Aesthetics		Agriculture Resources		Air Quality
	Biological Resources		Cultural Resources		Geology / Soils
	Hazards & Hazardous Materials		Hydrology/Water Quality		Land Use / Planning
	Mineral Resources		Noise		Population / Housing
	Public Services		Recreation		Transportation / Traffic
	Utilities / Service Systems		Mandatory Findings of Significa	nce	
DETE	ERMINATION: (To be completed by the	Lead A	Agency)		
On th	e basis of this initial evaluation:				
	I find that the proposed project COULD NEGATIVE DECLARATION will be prepared		nave a significant effect on the	enviro	nment, and a
$\boxtimes$	I find that although the proposed project be a significant effect in this case because project proponent. A MITIGATED NEG	use rev	visions in the project have beer	made	
	I find that the proposed project MAY have ENVIRONMENTAL IMPACT REPORT			nent, a	nd an
	I find that the proposed project MAY has unless mitigated" impact on the environ an earlier document pursuant to applicate measures based on the earlier analysis IMPACT REPORT is required, but it mutations.	ment, able leg as de	but at least one effect 1) has b gal standards, and 2) has been scribed on attached sheets. A	een ad addre n ENV	dequately analyzed in ssed by mitigation IRONMENTAL
	I find that although the proposed project potentially significant effects (a) have be DECLARATION pursuant to applicable that earlier EIR or NEGATIVE DECLAR imposed upon the proposed project, no Date:	een an standa ATION thin⁄a f	alyzed adequately in an earlier ards, and (b) have been avoide N, including revisions or mitigat urther is required.	EIR o	r NEGATIVE itigated pursuant to easures that are

A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts.

	WOULD THE PROJECT:	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
I. A	ESTHETICS:						
	ave a substantial adverse effect on a cenic vista?					$\boxtimes$	1,2,11 18,19
in ou	ubstantially damage scenic resources, cluding, but not limited to trees, rock utcroppings, and historic buildings within state scenic highway?						1,2,11 18,19
ch	ubstantially degrade the existing visual naracter or quality of the site and its urroundings?					×	1,2,11 18,19
gli	reate a new source of substantial light or are which would adversely affect day or ghttime views in the areas?		·П				1,2, 18,19
In c agr env refe Eva (19 Cor ass	RICULTURE RESOURCES: determining whether impacts to ricultural resources are significant vironmental effects, lead agencies may er to the California Agricultural Land aluation and Site Assessment Model 197) prepared by the California Dept. of Inservation as an optional model to use in the sessing impacts on agriculture and mland. Would the project:						
Fa Im Ma Ma	onvert Prime Farmland, Unique armland, or Farmland of Statewide aportance (Farmland), as shown on the aps prepared pursuant to the Farmland apping and Monitoring Program of the alifornia Resources Agency, to non-pricultural use?						1,2,11
	onflict with existing zoning for agricultural e, or a Williamson Act contract?						1,2,11
en na	volve other changes in the existing ovironment which, due to their location or sture, could result in conversion of termland, to non-agricultural use?						1,2,11

			IMPACT			
WOULD THE PROJECT:	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
III. AIR QUALITY:  (Where available, the significance criteria established by the applicable air quality management or air pollution control distrimay be relied upon to make the following determinations). Would the project:	ct					
a) Conflict with or obstruct implementation the applicable air quality plan?	of				$\boxtimes$	1,2,9 19
<ul> <li>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</li> </ul>						1,2,9 19
c) Result in a cumulatively considerable no increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient a quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	ch ler					1,2,9 19
d) Expose sensitive receptors to substanti- pollutant concentrations?	al					1,2,9 19
e) Create objectionable odors affecting a substantial number of people?	, 🗆				$\boxtimes$	1,2,19
IV. BIOLOGICAL RESOURCES: Would the project:						
A) Have a substantial adverse effect, either directly or through habitat modifications on any species identified as a candidate sensitive, or special status species in local or regional plans, policies, or regulation or by the California Department of Fish Game or U.S. Fish & Wildlife Service?	o, ocal s,					1,2,18 19,26
b) Have a substantial adverse effect on ar riparian habitat or other sensitive natura community identified in local or regiona plans, policies, regulations or by the California Department of Fish & Game U.S. Fish & Wildlife Service?	al L					1,2,18 19,26

		IMPACT					
	WOULD THE PROJECT:	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
(C)	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?						1,2,26
d)	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?						1,2, 19,26
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				$\boxtimes$		1,2, 19,26
f)	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?						1,2,11 19,26
٧.	CULTURAL RESOURCES: Would the project:						
a)	Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?					$\boxtimes$	1,2,11, 15,16
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?						1,2,11, 15,16 18
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?						1,2,11, 15,16 18
d)	Disturb any human remains, including those interred outside of formal cemeteries?		· 🔲			$\boxtimes$	1,2,11, 15,16 18
VI.	GEOLOGY AND SOILS: Would the project:						
a)	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:						

		IMPACT					
	WOULD THE PROJECT:	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
1)	Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.						1,2,3,8,
· ii)	Strong seismic ground shaking?			Ė		$\boxtimes$	1,2,3
iii)	Seismic-related ground failure, including liquefaction?				$\boxtimes$		1,2,3
iv)	Landslides?					$\boxtimes$	1,2,3
b)	Result in substantial soil erosion or the loss of topsoil?					$\boxtimes$	1,2,3
c)	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?						1,2,3
d)	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?					$\boxtimes$	1,2,3
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?						1,2,3
VII.	HAZARDS AND HAZARDOUS MATERIALS:						
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?						1,2,19, 27
b)	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?						1,2,19,
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?						1,2,19,

		IMPACT					
	WOULD THE PROJECT:	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
d)	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?					$\boxtimes$	1,2,19, 27
e)	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public use airport, would the project result in a safety hazard for people residing or working in the project area?						1,2,11,
f)	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?					×	1,2,11, 27
g)	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?					$\boxtimes$	1,2,11, 28
h)	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?					$\boxtimes$	1,2,11
VIII	HYDROLOGY AND WATER QUALITY:						
a)	Violate any water quality standards or waste discharge requirements?					$\boxtimes$	1,2,19, 21
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?						1,2,19,
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or situation onor off-site?						1,2,19, 29

		IMPACT					
	WOULD THE PROJECT:	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding onor off-site?						1,2,19,
e)	Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff as it relates to C3 regulations for development?						1,2,19, 29
f)	Otherwise substantially degrade water quality?						1,2,19, 29
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?						1,2,19,
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?					$\boxtimes$	1,2,19,
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?					$\boxtimes$	1,2,19,
j)	Inundation by seiche, tsunami, or mudflow?					$\boxtimes$	1,2,19
IX.	LAND USE AND PLANNING:						
a)	Physically divide an established community?						1,2,11,

	,	IMPACT					
	WOULD THE PROJECT:	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
b)	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?						1,2,11,
c)	Conflict with any applicable habitat conservation plan or natural community conservation plan?					$\boxtimes$	1,2,11
X.	MINERAL RESOURCES:						
a)	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?					$\boxtimes$	1,2,11
b)	Result in the loss of availability of a locally- important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?						1,2,11
XI.	NOISE:						
a)	Result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?						1,2,11,
b)	Result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?					$\boxtimes$	1,2,11, 19
c)	Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?						1,2,11, 19
d)	Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			-			1,2,11, 19

	,		IMPACT			
WOULD THE PROJECT:	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise					$\boxtimes$	1,2,11,
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?					$\boxtimes$	1,2,11,
XII. POPULATION AND HOUSING:						
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			. 🔲		$\boxtimes$	1,2,11
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?					$\boxtimes$	1,2,11
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?					$\boxtimes$	1,2,11
XIII. PUBLIC SERVICES:						
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:						1,2,11, 13,21 22,23
Fire protection?						
Police protection? Schools?						
Parks?						
Other public facilities?						

				IMPACT			
WOULD THE PROJECT:		Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
XIV. RECREATION:							
Would the project increase the use of existing neighborhood and regional por other recreational facilities such the substantial physical deterioration of facility would occur or be accelerated.	oarks nat the						1,2,11,
b) Does the project include recreational facilities or require the construction of expansion of recreational facilities with might have an adverse physical effective the environment?	or hich					$\boxtimes$	1,2,11,
XV. TRANSPORTATION/TRAFFIC: Would the project:							
a) Cause an increase in traffic which is substantial in relation to the existing load and capacity of the street syste result in a substantial increase in eit number of vehicle trips, the volume capacity ratio on roads, or congestic intersections)?	traffic m (i.e., her the to					$\boxtimes$	1,2,11,
b) Exceed, either individually or cumula a level of service standard establish the county congestion management agency for designated roads or high	ed by		, 🗆				1,2,11,
c) Result in a change in air traffic patte including either an increase in traffic or a change in location that results in substantial safety risks?	elevels					$\boxtimes$	1,2,11,
d) Substantially increase hazards due design feature (e.g., sharp curves or dangerous intersections) or incompauses (e.g., farm equipment)?	r						1,2,11,
e) Result in inadequate emergency acc	cess?					$\boxtimes$	1,2,11,
f) Result in inadequate parking capaci	ty?						1,2,11,

		,		IMPACT			
	WOULD THE PROJECT:	Cumulative	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
g)	Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?						1,2,11,
XVI	.UTILITIES AND SERVICE SYSTEMS: Would the project:						
a)	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?					$\boxtimes$	1,2,19,
b)	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?						1,2,19,
c)	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?					×	1,2,19,
d)	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?					$\boxtimes$	1,2,19,
e)	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?					$\boxtimes$	1,2,19,
f)	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?						1,2,11
g)	Comply with federal, state, and local statutes and regulations related to solid waste?						1,2,11

WOLLD THE DOOLSOT		IMPACT Less Than				
WOULD THE PROJECT:	Cumulative	Potentially Significant Impact	Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
XVII. MANDATORY FINDINGS OF SIGNIFICANCE:						
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of Californ history or pre-history?						1,2,11, 13,18 19,26
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable wher viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?						1,2,3,8, 11,15, 16,21, 22,3, 28
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			$\boxtimes$			1,2,3,9, 11,18 19,27 28

# ENVIRONMENTAL IMPACT ASSESSMENT SOURCE KEY

- 1. Environmental Information Form submitted by applicant
- 2. Project plans
- 3. Site Specific Geologic Report submitted by applicant
- 4. Traffic Impact Analysis submitted by applicant
- 5. Acoustical Report submitted by applicant
- 6. Archaeological Reconnaissance Report submitted by applicant
- 7. Other EIA or EIR (appropriate excerpts attached)
- 8. Alquist-Priolo Special Studies Zones Maps
- 9. BAAQMD Guidelines for Assessing Impacts of Projects and Plans
- 10. Santa Clara Valley Water District
- 11. Milpitas General Plan Map and Text
- 12. Milpitas Midtown Specific Plan Map and Text
- 13. Zoning Ordinance and Map
- 14. Aerial Photos
- 15. Register of Cultural Resources in Milpitas
- 16. Inventory of Potential Cultural Resources in Milpitas
- 17. Field Inspection
- 18. Planner's Knowledge of Area
- 19. Experience with other project of this size and nature
- 20. Flood Insurance Rate Map, September 1998
- 21. June 1994 Water Master Plan
- 22. June 1994 Sewer Master Plan
- 23. July 2001, Storm Master Plan
- 24. Bikeway Master Plan
- 25. Trails Master Plan
- 26. Other: Special-Status Species Assessment, RCL Ecology, dated 11/19/05
- 27. Other: Phase I Environmental Site Assessmetn, Geocon, dated April 2005
- 28. Other: Milpitas Fire Division
- 29. Other: Storwater Control Plan, dated 11/8/05

30. Other: Trip Generation Technical Memorandum, Fehr & Peers, dated 12/1/05



## CITY OF MILPITAS

455 East Calaveras Boulevard, Milpitas, California 95035-5479 • www.ci.milpitas.ca.gov

## VENTURE COMMERCE CENTER ENVIRONMENTAL IMPACT ASSESSMENT (EA2005-11) INITIAL STUDY

## ENVIRONMENTAL CHECKLIST RESPONSES AND ANALYSIS

The following discussion includes explanations of answers to the above questions regarding potential environmental impacts, as indicated on the preceding checklist. Each subsection is annotated with the number corresponding to the checklist form.

#### **EXISTING SETTING:**

The project site is located on a 523,591 square foot parcel located at the southeast corner of Cadillac Court and Fairview Way, in the Cadillac/Fairview Planned Unit Development (Cadillac-Fairview Industrial & Residential PUD 31). The site is bound by Cadillac Court on the west, Fairview Way on the north, Penitencia Creek to the east and a manmade drainage lagoon immediately south of the site. Surrounding land uses include light industrial (M1) and R&D uses to the north and west, and condominium residential uses (R2) to the south and southeast. There are no onsite agricultural, biological, cultural or mineral resources, watercourses, sensitive receptors, or sensitive land uses.

#### PROJECT DESCRIPTION:

Demolition of an existing 124,026 square foot industrial office building and construction of 12 new R&D buildings, totaling 128,712 square feet. In addition, the applicant is requesting approval of a Major Tentative Map to subdivide the new buildings into approximately 69 condominium units for individual ownership purposes, and a new sign program. Site improvements include 5 new trash enclosures, reconfigured parking spaces, landscaping, and protected tree removal, located t 1100 Cadillac Court (APN: 022-38-016), zoned Industrial Park (MP).

## Attachment to <u>CALAVERAS COUNTRY ESTATES</u>, <u>EA2005-8</u>, <u>ZC2004-1</u>, <u>MA2004-3,SA2005-16</u>

### Discussion of Checklist/Legend

PS: Potentially Significant Impact

LS/M: Less Than Significant with Mitigation Incorporation

LS: Less Than Significant Impact

NI: No Impact

#### 1. AESTHETICS

a, b, c, d) Have a substantial adverse effect on a scenic vista, highway, or create a new source of substantial light? NI

The project site is located at the southeast corner of Cadillac Court and Fairview Way, within an existing industrial park and not in proximity to a state scenic highway or vista. In addition, the project site is currently developed with an industrial building. Demolition of the existing building and construction of 12 new R&D buildings will not create a new source or substantial light or glare.

#### II. AGRICULTURE

a & b) Convert Prime Farmland to non-agricultural uses? NI

The project site is does not conflict with a Williamson Act, nor is it Prime Farmland.

### III. AIR QUALITY

#### Environmental Impacts

d) Expose sensitive receptors to substantial pollutant concentrations? LS/M

Air quality impacts associated with construction activities are anticipated to consist of airborne dust particles as earthwork commences. This stray dust has the potential for exposing sensitive receptors to substantial pollutants and could be considered significant on a temporary and localized basis. Implementation of the following mitigation measures during construction (listed below) will reduce this air quality impact to *less than significant with mitigation*.

## Mitigation Measure III.d-1

Water all active construction areas twice daily and more often during windy periods. Active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives.

## Mitigation Measure III.d-2

Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least a 2-feet freeboard level within their truck beds.

## Mitigation Measure III.d-3

Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.

## Mitigation Measure III.d-4

Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.

## Mitigation Measure III.d-5

Sweep streets daily with water sweeper if visible soil material is carried onto adjacent public streets.

## Mitigation Measure III.d-6

Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).

## Mitigation Measure III.d-7

Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

## Mitigation Measure III.d-8

Plant vegetation in disturbed areas as quickly as possible.

## Mitigation Measure III.d-9

Suspend excavation and grading (all earthmoving or other dust-producing activities during periods of high winds when watering cannot eliminate visible dust plumes or when winds exceed 25 mph (instantaneous gusts).

## Mitigation Measure III.d-10

Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.

## Mitigation Measure III.d-11

Limit the area subject to excavation, grading and other construction activity at any one time.

## IV. BIOLOGICAL RESOURCES

## **Environmental Impacts**

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? LS/M
- e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance. LS

The approximately 12-acre site is located at the southeast corner of Cadillac Court and Fairview Way and developed with an industrial office building. The Penitencia Creek is located to the east and a manmade lagoon is located immediately to the south of the site. According to a Special-Status Species Assessment (RCL Ecology, dated November 19, 2005), the project site is absent of suitable habitat for Special-status wildlife, such as California ground squirrel, Botta's pocket gopher, California tiger salamander, Redlegged frog, and Burrowing owls. However, the white-tailed kite, as well as other raptors, could potentially nest in some of the trees proposed for removal, which would be considered a significant impact. Therefore, any tree proposed for removal shall be removed before the start of the nesting season (February 15), therefore the impact would be reduced to *less than significant with mitigation*.

Existing vegetation on the project site consists of shrubs, groundcovers, and 158 trees, including Crabapple, Blackwood Acacia, White Ash, Crape Myrtle, Weeping Willow, Pittosporum, and Eucalyptus. The project includes the removal of approximately 116 existing trees, 13 of those being identified as ordinance size protected trees (37" circumference or greater) due to the building footprints and driveways. The removal of protected trees on site could be considered significant, however, as a condition of approval for removal of these protected trees, the applicant will be required to replace the trees at a 2:1 ratio with 36" box trees, therefore the impact would be *less than significant*.

### Mitigation Measure IV-d-1

Any tree proposed for removal shall be removed prior to the start of nesting season (February 15). If tree removal is proposed for any portion of the nesting season (after February 15), a nest survey shall be conducted by a biologist 30 days in advance of start of work. If no nesting is found to be occurring, work can proceed as planned. If nest activity is found, the biologist will flag off a suitable non-disturbance buffer area that will remain until the young have fledged.

## V. CULTURAL RESOURCES

a, b, d) Cause a substantial adverse change in the significance of a historical resource, archaeological resource? NI

The project site is currently developed with a research and development building in an existing industrial park. No significant historical resources or archaeological resources have been identified on the site.

## VI. GEOLOGY AND SOILS

## Environmental Impacts

a-iii) Seismic related ground failure, including liquefaction? LS

The project site is located in a developed Industrial Park district at the northwestern portion of the City. According to the General Plan Seismic and Geotechnical Evaluation Map (Figure 5-2), the project site is not located within the Alquist-Priolo Special Study Zone, however, according to a Geotechnical Engineering Investigation (Geocon, dated April 2005), the project site is on potentially liquefiable soils. However, the based on the results of the Geotechnical Investigation, the project site is suitable for the proposed development with proper engineering practices. The City's building permit process requires a site-specific soils report and compliance with seismic safety construction standards as part of the city's building permit review and construction inspection process. Therefore the impacts anticipated regarding seismic ground shaking, expansive soils, or liquefaction are less than significant.

## VII. HAZARDS AND HAZARDOUS MATERIALS

## Environmental Impacts

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? LS

The project site is currently developed with an industrial research and development building within an industrial park. While the building was primarily used for R&D offices, typical processes used in industrial areas include the use of hazardous materials. According to a Phase I Environmental Site Assessment (Geocon, April 2005), no recognized environmental conditions occur on the project site, such as soil or groundwater contamination. However, construction activities proposed by the project may involve use and transport of hazardous materials, including building demolition debris containing lead and asbestos. Removal, relocation, and transportation of hazardous materials could result in accidental releases or spills, potentially posing health risk to workers, the public, and environment, therefore the impact would be considered

significant unless mitigated. As part of the permitting process for all demolition activities, contractors are required by State law to obtain approval from the Bay Area Air Quality Management District to remove asbestos and approval from the Department of Toxic Substances for removal of lead based paint, therefore, the impact would be considered *less than significant*.

#### XI. NOISE

### **Environmental Impacts**

a) Substantial temporary or periodic increase in ambient noise level in the project vicinity above levels existing without the project? LS/M

The project site is developed with a research and development building in an existing industrial park (MP) district. Surrounding uses include condominium residential (R2) to the south/southwest. The proposal includes demolition of the existing R&D building and construction of twelve (12) new R&D industrial buildings. Project construction noise may create temporary adverse impacts to surrounding residential land sues, therefore, the following mitigation measure is recommended during all construction activities to reduce the impact to less than significant with mitigation.

## Mitigation Measure XI-a-1

Project grading and construction activities shall not occur outside the hours of 7:00 a.m. to 7:00 p.m. on weekdays and weekends, and shall not occur on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day, as per the City of Milpitas Noise Ordinance.

## XVII. MANDATORY FINDINGS OF SIGNIFICANCE

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? NS/M
- b) Does the project have impacts that are individually limited but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? NI

c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly? <u>LS/M</u>.



## CITY OF MILPITAS

455 East Calaveras Boulevard, Milpitas, California 95035-5479 • www.ci.milpitas.ca.gov

## MITIGATED NEGATIVE DECLARATION ENVIRONMENTAL IMPACT ASSESSMENT (EIA) NO. EA2005-11

A NOTICE, PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT OF 1970, AS AMENDED (PUBLIC RESOURCES CODE 21,000 ET SEQ.), THAT VENTURE COMMERCE CENTER, WHEN IMPLEMENTED WITH THE REQUIRED MITIGATIONS, WILL NOT HAVE A SIGNIFICANT IMPACT ON THE ENVIRONMENT.

Project Title: Venture Commerce Center

**Project Description:** Demolition of an existing 124,026 square foot industrial office building and construction of 12 new R&D buildings, totaling 128,712 square feet. In addition, the applicant is requesting approval of a Major Tentative Map to subdivide the new buildings into approximately 69 condominium units for individual ownership purposes, and a new sign program. Site improvements include 5 new trash enclosures, reconfigured parking spaces, landscaping, and protected tree removal, located at 1100 Cadillac Court (APN: 022-38-016), zoned Industrial Park (MP).

Project Location:1100 Cadillac Court, Milpitas, CA 95035.

Project Proponent: DES Architects, 399 Bradford Street, Redwood City, CA 94063

The City of Milpitas has reviewed the Environmental Impact Assessment for the above project based on the information contained in the Environmental Information Form (E.I.F.) and the Initial Study and finds that the project will have no significant impact upon the environment with the implementation of the following mitigation measures, as recommended in the EIA.

## Required Mitigation Measures:

## Mitigation Measure III.d-1

Water all active construction areas twice daily and more often during windy periods. Active areas adjacent to existing land uses shall be kept damp at all times, or shall be treated with non-toxic stabilizers or dust palliatives.

### Mitigation Measure III.d-2

Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least a 2-feet freeboard level within their truck beds.

Mitigation Measure III.d-3

Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas, and staging areas at construction sites.

Mitigation Measure III.d-4

Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites.

Mitigation Measure III.d-5

Sweep streets daily with water sweeper if visible soil material is carried onto adjacent public streets.

Mitigation Measure III.d-6

Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).

Mitigation Measure III.d-7

Install sandbags or other erosion control measures to prevent silt runoff to public roadways.

Mitigation Measure III.d-8

Plant vegetation in disturbed areas as quickly as possible.

Mitigation Measure III.d-9

Suspend excavation and grading (all earthmoving or other dust-producing activities during periods of high winds when watering cannot eliminate visible dust plumes or when winds exceed 25 mph (instantaneous gusts).

Mitigation Measure III.d-10

Install wheel washers for all exiting trucks, or wash off the tires or tracks of all trucks and equipment leaving the site.

Mitigation Measure III.d-11

Limit the area subject to excavation, grading and other construction activity at any one time.

Mitigation Measure IV-d-1

Any tree proposed for removal shall be removed prior to the start of nesting season (February 15). If tree removal is proposed for any portion of the nesting season (after February 15), a nest survey shall be conducted by a biologist 30 days in advance of start of work. If no nesting is found to be occurring, work can proceed as planned. If nest activity is found, the biologist will flag off a suitable non-disturbance buffer area that will remain until the young have fledged.

## Mitigation Measure XI-a-1

Project grading and construction activities shall not occur outside the hours of 7:00 a.m. to 7:00 p.m. on weekdays and weekends, and shall not occur on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day, as per the City of Milpitas Noise Ordinance

Copies of the Environmental Information Form and Initial Study/Mitigated Negative Declaration may be obtained at the Milpitas Planning Department, 455 E. Calaveras Boulevard, Milpitas, CA 95035.

ву: <u></u>	Lu Lu	Duncan
· / 1	Project l	Planner

Forward to the County	Clerk on this	2nd day	of February	_, 2006
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By Kim Duncan

## MITIGATION MONITORING PROGRAM

# VENTURE COMMERCE CENTER AT 1100 CADILLAC COURT ENVIRONMENTAL IMPACT ASSESSMENT NO. EA2005-11 (MAJOR TENTATIVE MAP NO. MA2005-9, 'S' ZONE NO, SZ2005-9)

Mitigation Measure	Implementation,	Monitoring	Shown on	Verified	Remarks
	Responsibility & timing	Responsibility	Plans	Implement.	
Mitigation Measure III.d-1  Watering all active construction areas twice daily and	Responsibility: Applicant Timing: During all	Responsibility: Fire and Building	11411	initials	
more often during windy periods. Active areas adjacent to existing land uses shall be kept damp at all	construction activities	Divisions	initials	l	
times, or shall be treated with non-toxic stabilizers or dust palliatives.			date	date	
Mitigation Measure III.d-2					
Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least a 2-	Responsibility: Applicant Timing: During all	Responsibility: Fire and Building	initials	initials	
feet freeboard level within their truck beds.	construction activities	Divisions	date	date	
·					•
Mitigation Measure III.d-3					-
Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all	Responsibility: Applicant Timing: During all	Responsibility: Fire and Building	initials	initials	
unpaved access roads, parking areas, and staging areas at construction sites.	construction activities	Divisions	date	date	
Mitigation Measure III.d-4					•
Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction	Responsibility: Applicant Timing: During all	Responsibility: Fire and Building	initials	initials	
sites.	construction activities	Divisions	date	date	

Mitigation Measure III.d-5			-		
Sweep streets daily with water sweeper if visible soil material is carried onto adjacent public streets.	Responsibility: Applicant Timing: During all	Responsibility: Fire and Building	initials	initials	
	construction activities	Divisions	date	date	
Mitigation Measure III.d-6	Responsibility: Applicant	Responsibility: Fire			
Enclose, cover, water twice daily or	Timing: During all	and Building			
apply non-toxic soil binders to exposed	construction activities	Divisions			,
stockpiles (dirt, sand, etc.).					
Mitigation Measure III.d-7					
Install sandbags or other erosion control measures to prevent silt runoff to public roadways.	Responsibility: Applicant Timing: During all	Responsibility: Fire and Building	initials	initials	
	construction activities	Divisions	date	date	
Mitigation Measure III.d-8					
Plant vegetation in disturbed areas as quickly as possible.	Responsibility: Applicant Timing: During all	Responsibility: Building Divisions	initials	initials	
	construction activities	8	date	date	
Mitigation Measure III.d-9	Responsibility: Applicant	Responsibility:	<u> </u>	duio	
Suspend excavation and grading (all earthmoving or	Timing: During all	Building Divisions	initials	initials	
other dust-producing activities during periods of high	construction activities		mitiais	mittais	
winds when watering cannot eliminate visible dust			date	date	
plumes or when winds exceed 25 mph (instantaneous gusts).					
Mitigation Measure III.d-10	Responsibility: Applicant	Responsibility:			
Install wheel washers for all exiting trucks, or wash off	Timing: During all	Building Division	initials	initials	
the tires or tracks of all trucks and equipment leaving	construction activities		muais	linuais	
the site.			date	date	
Mitigation Measure III.d-11	Responsibility: Applicant	Responsibility:			
Limit the area subject to excavation, grading and other construction activity at any one time.	Timing: During all construction activities	Building Division	initials	initials	
	- Constitution and Filips		date	date	

Mitigation Measure IV-d-1	Responsibility: Applicant	Responsibility:			
Any tree proposed for removal shall be removed prior	Timing: Prior to tree	Building and	initials	initials	
to the start of nesting season (February 15). If tree	removal.	Planning Divisions			
removal is proposed for any portion of the nesting			date	date	
season (after February 15), a nest survey shall be					
conducted by a biologist 30 days in advance of start of	-				
work. If no nesting is found to be occurring, work can			}		.]
proceed as planned. If nest activity is found, the					
biologist will flag off a suitable non-disturbance buffer			1		
area that will remain until the young have fledged.					
Mitigation Measure XI-a-1	Responsibility: Applicant	Responsibility:			,
Project grading and construction activities shall not	Timing: During all	Building and Fire	initials	initials	
occur outside the hours of 7:00 a.m. to 7:00 p.m. on	construction activities	Division			
weekdays and weekends, and shall not occur on the			date	date	
following holidays: New Year's Day, Memorial Day,					
Independence Day, Labor Day, Thanksgiving Day, and				1	
Christmas Day, as per the City of Milpitas Noise					
Ordinance.		<u> </u>	l		



## RCL ECOLOGY

November 19, 2005

Mary Bean, Area Manager CirclePoint 135 Main Street, Suite 1600 San Francisco, CA 94105

RE:

Special-Status Species Assessment, Venture Commerce Center Milpitas, Milpitas,

California.

Dear Mary:

Per your request, RCL Ecology conducted a reconnaissance-level survey of the subject project area to determine if the project would have a substantial adverse effect on any candidate, sensitive, or special status species in local or regional plans, policies, and regulations, or for those under jurisdiction of the California Department of Fish and Game or U.S. Fish and Wildlife Service.

Location and Project Description

The proposed project is a demolition and redevelopment of a portion of an existing business park located between Fairview Way and Cadillac Court in the City of Milpitas California. The area corresponds to a portion of the "Milpitas, California" 7.5-minute topographic quadrangle, U.S. Department of the Interior, Geological Survey, 1961, photo revised 1980 (Figure 1–Site and Vicinity).

Site Description

The fully developed site consists of buildings, roads, parking lots, sidewalks, lawns and ornamental trees and shrubs. The area is bound by additional business park on the north and west, and by a freshwater marsh on the south and east. While the marsh would not be directly affected by the project, the City of Milpitas requested that the marsh be included in the assessment to ensure that any special-status species occurring in the marsh would not be indirectly affected.

Methods

Pre-field Analysis

Prior to conducting the reconnaissance survey, the most recent version of the California Department of Fish land Game Natural Diversity Data Base (CNDDB) was searched to obtain records and mapped locations of previously reported occurrences of special-status wildlife and plants within the Milpitas and surrounding quadrangles. The CNDBBCepter VED

329 Mt. Palomar Pl. • Clayton, CA 94517 **Office: 925-672-0563 • Cell: 925-408-8449** Fax: 925-672-2559 • Email: rcliml@juno.com

NOV 2 8 2005 CITY OF MILPITAS PLANNING DIVISION listed 13 special-status wildlife and 11 special status plants as occurring in the region. These species are listed in Table 1 below. For the purpose of this assessment, the term 'special-status' refers to those species that:

- Have been designated by the CDFG and/or the U.S. Fish and Wildlife Service (USFWS) as either threatened or endangered, and are legally protected under the California or Federal endangered species acts;
- Are proposed and/or are candidate species being considered for listing under either Federal or California endangered species legislation;
- Are of expressly stated interest to resource/regulatory agencies and/or local jurisdictions; or
- Are protected under the Federal Migratory Bird Treaty Act, and/or the California Fish and Game Code.

Table1 – Special-Status Wildlife and Plants Reported from the Milpitas and Adjacent Quadrangles.

Wildlife		Plants	
Scientific Name	Common Name	Scientific Name	Common Name
Agelaius tricolor	Tricolored blackbird	Astragalus tener var. tener	Alkali-milk vetch
Ambystoma californiense	California tiger salamander	Atriplex depressa	Brittlescale
Athene cunicularia	Burrowing owl	Atriplex joaquiniana	San Joaquin spearscale
Chadradrius alexandrinus nivosus	Western snowy plover	Centromadia parryi ssp congdonii	Congdon's tarplant
Elanus leucurus	White-tailed kite	Chorizanthe robusta var.robusta	Robust spineflower
Emys marmorata	Western pond turtle	Cordylanthus maritimus Ssp. palustris	Point Reyes bird's beak
Geothlypis trichas sinuosa	Saltmarsh common yellowthroat	Eryngium aristulatum var hooveri	Hoover's button-celery
Lepidurus packardi	Vernal pool tadpole shrimp	Lasthenia conjugens	Contra Costa goldfields
Melspiza melodia pusillula	Alameda song sparrow	Malacothamnus arcuatus	Arcuate bush mallow
Rallus longirostris obsoletus	California clapper rail	Navarretia prostrata	Prostrate navarretia
Rana aurora draytonii	California red-legged frog	Suaeda californica	California seablite
Reithrondontomys	Salt-marsh harvest		
raviventris Sonar vagrans	Mouse		
Sorex vagrans halicoetes	Salt-marsh wandering shrew		

The CNDDB also listed one natural community, the northern coastal salt marsh, as occurring in the region.

### Reconnaissance Survey

RCL Ecology then conducted a reconnaissance survey on November 11, 2005 to determine if any of the above species could occur on the project area. The survey consisted of driving and walking throughout the site and evaluating the property for habitat components that could support the above species. Open water areas of the marsh were dip-net sampled for aquatic fauna. Existing conditions, observed plants and wildlife, adjacent land use, and potential biological resource constraints were recorded.

Habitats Occurring on and Adjacent to the Site

### 1. Urban landscape

While no nests were observed, the ornamental trees and shrubs within the existing business park could provide nesting and foraging habitat for common birds such as the white-crowned sparrow (*Zonothrichia leucophrys*), house finch (*Carpodacus mexicanus*), and the common crow (*Corvus brachyrhynchos*). The larger trees could provide nesting habitat for special-status raptors (birds of prey) such as the white-tailed kite (*Elanus lecurus*).

#### 2. Marsh

The freshwater marsh is a combination of dense stands of bulrush (Scirpus sp.) and narrow-leaved cattail (Typha angustifolia) between sections of open water surrounded by residential and commercial development at, or near top of bank. Bullfrogs (Rana catesbiana) and mosquitofish (Gambusia affinis) were the only aquatic species detected Salt marsh vegetation such as pickleweed (Salicornia sp.) is absent and would therefore preclude many species. Existing parking lot and other infrastructure extends almost to top of bank in many places providing little or no upland habitat. The same situation exists on the opposite bank side of the marsh where residential development extends almost to top of bank. California ground squirrel (Spermophilus beecheyi) and Botta's pocket gopher (Thomomys bottae) burrows that could furnish aestivation habitat for amphibians and reptiles such as the California tiger salamander and California red-legged frog are absent from the site.

Special-Status Species Assessment

#### Wildlife

The following special-status wildlife are deemed absent from the site as they require salt marsh habitat not occurring on the project area. These are the salt marsh harvest mouse, salt-marsh wandering shrew, California clapper rail, salt marsh common yellowthroat, western snowy plover, and Alameda song sparrow.

Habitat requirements and potential for occurrence of other special-status wildlife are discussed as follows.

## Burrowing owl

Burrowing owls utilize California ground squirrel burrows for roosting and nesting habitat and forage on insects and small mammals in grassland habitat. As neither of these habitats occur on the project area the burrowing owl is deemed absent from the site.

## California tiger salamander

The California tiger salamander breeds in ponds and requires upland burrows of either the California ground squirrel or Botta's pocket gopher for aestivation (summer) habitat. As this upland habitat is not present, the California tiger salamander is deemed absent from the site.

## California red-legged frog (CRF)

The California red-legged frog breeds in seasonal ponds as well as permanent waters. While the open water sections of the marsh could provide such habitat, the presence of a high population of predatory species usually precludes CRF persistence. The site contains a high population of both bullfrogs and mosquitofish. Bullfrogs prey on metamorphosed CRF and mosquitofish prey on their larvae (tadpoles). In addition, the only CRF sighting in the region is 4-miles northeast of the site in completely different habitat. Therefore, due to the lack of CRF detected during sampling, the distance to the only known occurrence, and the abundance of predators present, CRF are deemed absent from the site.

#### Western pond turtle

While the western pond turtle can inhabitat open water sites such as occur in the marsh, they also require upland sandy soils for nest construction. As no turtles were detected during the sampling, and upland nesting habitat is not present, the western pond turtle is deemed not present from the site.

#### Tricolored blackbird

Tricolored blackbirds are colonial nesters in marsh habitats, but forage in adjacent grasslands and grain fields. As no tricolored blackbirds were detected during the site visit, and foraging habitat is absent from the site, tricolored blackbirds are deemed absent from the project area.

### Vernal pool tadpole shrimp

This tiny insect lives exclusively in vernal pools and other seasonal wetlands that do not occur on the area, and are therefore, deemed absent from the site.

#### White-tailed kite

While no nests were observed during the site visit, white-tailed kites could potentially nest in the trees on, or adjacent to the site. Their nesting season extends from mid-February through July.

#### <u>Plants</u>

The following plants occur in salt marsh habitat that is not present on the site and are therefore deemed absent. These are – California seablite, Hoover's button-celery, and Point Reyes bird's beak.

The following plants are found in non-native annual grasslands associated with alkaline soils not present on the site and are therefore deemed absent. These are – alkali milk vetch, brittlescale, and San Joaquin spearscale.

The following plants occur in non-native grassland habitats not present on site, and are therefore deemed absent. These are – the Congdon's tarplant, and Contra Costa goldfields.

Robust spineflower occurs in coastal scrub habitat that does not occur on site, and is therefore, deemed absent.

Prostrate navarretia occurs in vernal pool habitat that does not occur on site, and is therefore, deemed absent.

Arcuate bush mallow occurs in chaparral habitat that does not occur on site, and is therefore, deemed absent.

The northern coastal salt-marsh natural community does not occur on the project area.

### Summary

As noted in the report, the white-tailed kite, as well as other raptors, could potentially nest in some of the trees slated for removal during the redevelopment of the site. To avoid any nesting season conflict, trees should be removed before the start of nesting season (February 15). If tree removal is slated for any portion of the nesting season a biologist should first conduct a nest survey of the area 30 days in advance of start of work. If no nesting is found to be occurring, work can proceed as planned. If nest activity is found, the biologist will flag off a suitable non-disturbance buffer area that will remain until the young have fledged. Meanwhile, work outside of the buffer area can proceed as planned.

## Appendix

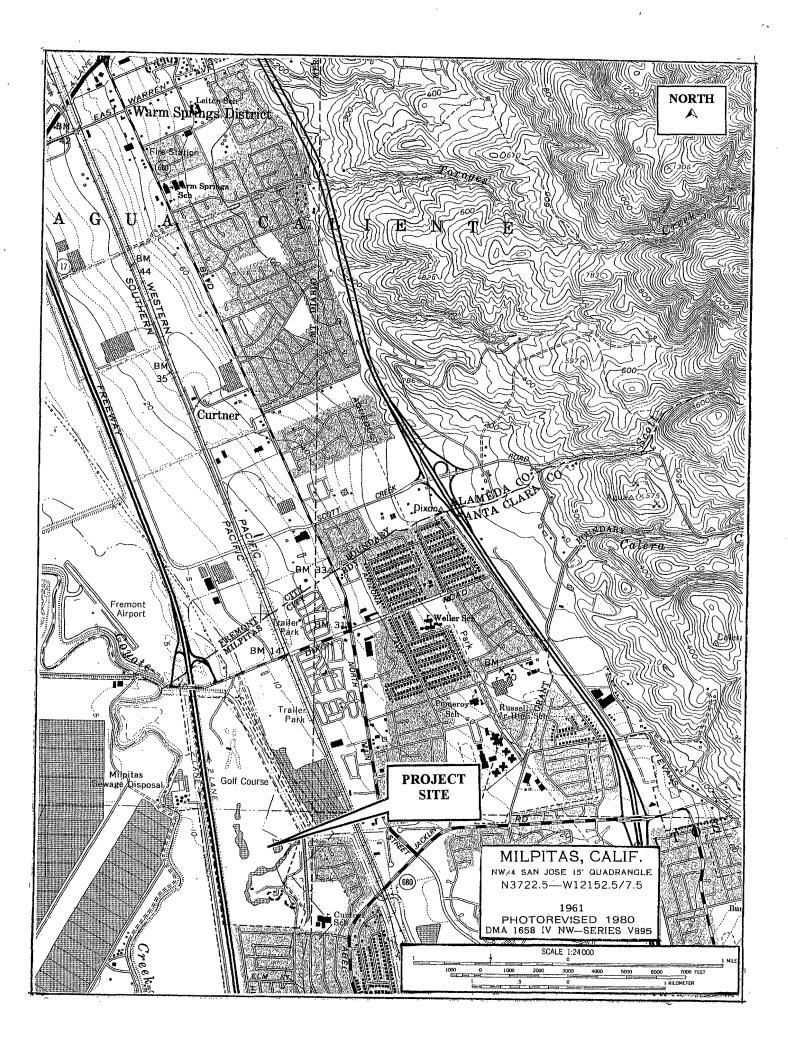
Figure 1 Project Site and Vicinity

Figure 2 Project Site in Relation to Marsh

Exhibit 1 Photographs of the Project Area

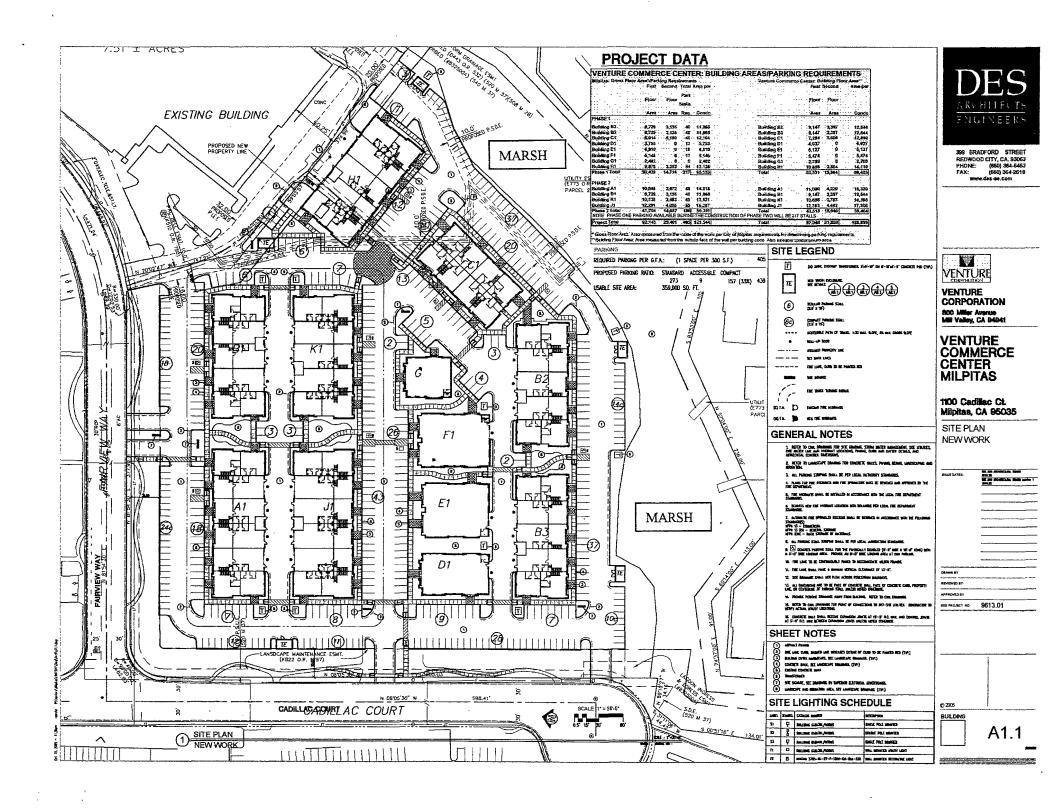
## FIGURE 1

## **Project Site and Vicinity**



## FIGURE 2

Project Site in Relation to Marsh



## **EXHIBIT 1**

Photographs of the Project Site



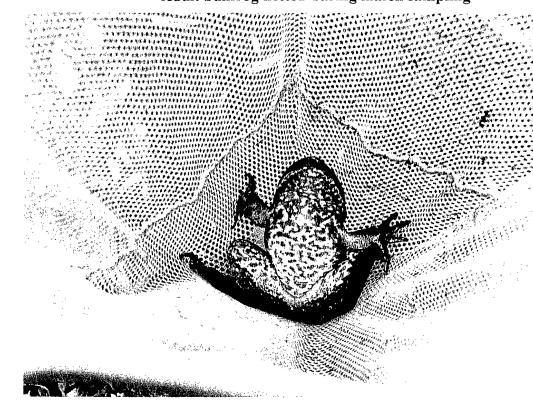
Marsh showing residential development on opposite site



Marsh showing proximity to parking area



Adult bullfrog netted during marsh sampling



# PHASE I ENVIRONMENTAL SITE ASSESSMENT

# 1100 CADILLAC COURT MILPITAS, CALIFORNIA



VENTURE CORPORATION 600 MILLER AVENUE MILL VALLEY, CALIFORNIA

PREPARED BY

GEOCON CONSULTANTS, INC. 2356 RESEARCH DRIVE LIVERMORE, CALIFORNIA 94550

Geocon Project No. E8262-06-01

RECEIVED

NOV 0 1 2005

APRIL 2005 CITY OF MILPITAS PLANNING DIVISION







Project No. E8262-06-01 April 26, 2005

### VIA EMAIL AND GOLDEN STATE OVERNIGHT

Mr. Brad LaRue Venture Corporation 600 Miller Avenue Mill Valley, California 94941

Subject:

PHASE I ENVIRONMENTAL SITE ASSESSMENT

1100 CADILLAC COURT MILPITAS, CALIFORNIA

Dear Mr. LaRue:

Geocon has conducted a Phase I Environmental Site Assessment (ESA) of the property located at 1100 Cadillac Court in Milpitas, California (the Site).

The accompanying report presents the details of the ESA and summarizes the findings relative to the existing potential presence of hazardous materials/wastes and hazardous conditions at the Site at levels likely to warrant mitigation pursuant to current regulatory guidelines.

Please contact the undersigned if you have any questions regarding the contents of this report.

Sincerely,

GEOCON CONSULTANTS, INC.

Matt Hanko, REA

Senior Project Scientist

Richard Day, PG, CEG, CHG

Regional Manager

MWH:RWD:rjk

(3) Addressee

Matt Hanko 1203

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#### 1.0 INTRODUCTION

This report presents the results of a Phase I Environmental Site Assessment (ESA) of the property located at 1100 Cadillac Court in Milpitas, California (the Site). The Site is an approximate 12-acre lot developed with a 125,280-square-foot single-story concrete tilt-up building, zoned industrial park, and is owned by 1100 Cadillac Court LLC. The approximate site location is depicted on the Vicinity Map, Figure 1. Geocon prepared this report at the request of Mr. Brad LaRue of Venture Corporation (the Client).

#### 1.1 Purpose

The purpose of the ESA was to identify potential "recognized environmental conditions" as defined by the American Society for Testing and Materials (ASTM) Designation E 1527-00 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process. Section 1.1.1 of the ASTM Standard E 1527-00 defines the term "recognized environmental conditions" as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, ground water, or surface water of the property." The term as further defined by ASTM "is not intended to include de minimis conditions that generally do not present a material risk of harm to public health or the environment." "Historical recognized environmental conditions" are defined as an "environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently."

The main components of this report, as specified by the ASTM Standards, include the following:

- Physical Setting: Physical setting references were reviewed to obtain information concerning the topographic, geologic, and hydrogeologic characteristics of the Site and vicinity. Such information may be indicative of the direction and/or extent that a contaminant could migrate in the event of a spill or release.
- Records Review: The purpose of the records review is to obtain and review records that will help identify recognized environmental conditions at or potentially affecting the Site. Geocon reviewed publicly available federal, state, and local regulatory agency records for the Site.
- Site History: The purpose of consulting historical references is to develop a history of the previous uses of the Site and surrounding area in order to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the Site. Historical sources reviewed included aerial photographs, Sanborn Maps, city directories and topographic maps. In addition, Geocon conducted interviews with persons who were reasonably expected to be knowledgeable about historical and/or current conditions at and uses of the Site.
- Site Reconnaissance: The objective of the site reconnaissance is to obtain information indicating the likelihood of identifying recognized environmental conditions in connection with the Site. The site reconnaissance was for the Site only. Offsite properties and features were viewed solely from the vantage of the Site.

#### 1.2 Scope of Services

Geocon's Proposal No. LE-05-028, dated April 15, 2005, included herein as Appendix A, presents the scope of services proposed for the ESA. The scope of services outlined in the Proposal was performed in general accordance with ASTM Designation E1527-00.

#### 1.3 Report Limitations

This Phase I ESA report has been prepared exclusively for the Client, Venture Corporation. If the report is to be used by other parties for informational purposes only, then the party agrees to abide by the "Terms and Conditions" of the Proposal dated April 15, 2005. The information obtained is only relevant for the dates of the records reviewed or as of the date of the latest site visit. Therefore, the information contained herein is only valid as of the date of the report, and will require an update to reflect recent records/site visits.

The Client should recognize that this report is not a comprehensive site characterization and should not be construed as such. The findings and conclusions presented in this report are predicated on the site reconnaissance, a review of the specified regulatory records, and a review of the historical usage of the Site, as presented in this report. The Client should also understand that asbestos, lead-based paint, lead in drinking water, radon and methane gas, and mold surveys were not included in the scope of services for this report.

Therefore, the report should only be deemed conclusive with respect to the information obtained. No guaranty or warranty of the results of the ESA is implied within the intent of this report or any subsequent reports, correspondence or consultation, either express or implied. Geocon strived to conduct the services summarized herein in accordance with the local standard of care in the geographic region at the time the services were rendered.

#### 2.0 PHYSICAL SETTING

The Site location, existing conditions, topographical features, soil conditions, and regional groundwater occurrence are detailed below.

#### 2.1 Site Location

The Site is located at 1100 Cadillac Court in Milpitas, California. The site is located in the northern portion of Milpitas in an area zoned as Industrial Park. The approximate location of the Site is depicted on the Vicinity Map, Figure 1.

#### 2.2 Existing Conditions

The Site consists of a 125,280-square-foot single-story concrete tilt-up structure on an approximate 12-acre lot. The area not covered by the building footprint is either landscaped or is an asphalt-concrete paved parking lot. The building historically has been used for office space. A Site Plan depicting the existing conditions and neighboring properties is included as Figure 2.

#### 2.3 Topographic Features

Based on a review of the United States Geologic Survey (USGS) topographic map dated 1961 and photorevised in 1980 for the Milpitas, California quadrangle, on-site elevation is approximately 10 feet above Mean Sea Level (MSL). The nearest water body is a man-made water feature (pond) contiguous to the south and east property boundary that is an extension of Lower Penitencia Creek. Lower Penitencia Creek flows north and is located approximately 600 feet east of the Site. Approximately 800 feet northeast of the Site is the confluence of Lower Penitencia Creek and the west-flowing Berryesa Creek. Approximately one-half mile west of the Site is the City of Milpitas sewage disposal ponds flanked on the east side by the north-flowing Coyote Creek. Approximately 1.5 miles north of the Site, the Berryesa and Lower Penitencia discharge into Coyote Creek that shifts flow from the north to the west and discharges into the San Francisco Bay. The San Francisco Bay is located approximately 2.5 miles to the west-northwest of the Site. Topographic features as depicted on the map are generally representative of observed conditions during Geocon's site reconnaissance, the area is generally flat with a slight regional slope to the west.

#### 2.4 Soil Conditions

Information concerning the soil conditions at the Site was obtained from Geocon's *Preliminary Geotechnical Recommendations* letter report prepared for the Site and dated April 26, 2005.

"Based on our supplemental field exploration and review of available data, the site is generally underlain by compacted engineered fill to depths ranging from approximately 1½ to 5 feet below the existing ground surface. Fill materials generally consisted of medium stiff to stiff silts and stiff clays.

Below the surficial fill, the site is underlain by interbedded strata of medium stiff to very stiff clays and silts and medium dense to dense sands to approximately 50 feet, the maximum depth explored during this investigation."

#### 2.5 Regional Groundwater Occurrence

Geocon's April 2005 Geotechnical report and environmental reports prepared by other consultants for properties in the vicinity of the Site were reviewed for information pertaining to groundwater quality and occurrence. Based on Geocon's April 2005 Geotechnical report:

"Piezometric groundwater was estimated at approximately 25 feet below the ground surface based on CPT pore pressure dissipations tests. Borings performed during the Terratech investigation encountered groundwater at depths ranging from approximately  $2\frac{1}{2}$  to  $8\frac{1}{2}$  feet. In addition, based on available published data, "historical high ground water" on the order of 3 to 5 feet below the ground surface could be expected for the site vicinity."

According to the site closure summary, dated October 13, 1995, for the Pepsi Cola West property located at 1800 Milmont Drive in Milpitas (approximately 0.7 mile north-northeast of the Site), first encountered groundwater is approximately four feet bgs with groundwater flow to the west to southwest, towards San Francisco Bay. No site-specific flow direction was available; however, based on the flow direction of the surface water features (Lower Penitencia Creek and Coyote Creek) to the east and west of the Site, site-specific groundwater flow direction would likely be to the north to northwest.

#### 3.0 REGULATORY AGENCY RECORDS

#### 3.1 Database Review

Environmental Data Resources, Inc. (EDR), a data search firm, performed a search of federal, state, and local databases for the Site and surrounding area. A reproduction of the report entitled *The EDR Radius Map Report*, 1100 Cadillac Court, California; dated April 15, 2005 is presented as Appendix C. The following table lists databases that were searched and the number of listings.

Database Name	Search Radius (Mile)	Number of Listings	
FEDERAL DATABASES			
NPL (National Priority List)	1	0	
Proposed NPL	1	0	
CERCLIS (Comprehensive Environmental Response, Compensation, and Liability Information System)	1/2	0	
CERC-NFRAP	1/4	0	
CORRACTS (RCRA Corrective Action Sites List)	1	0	
RCRIS-TSD (RCRA Permitted Treatment, Storage, Disposal Facilities)	1/2	0	
RCRIS-LQG (RCRA Large Quantity Generators of Hazardous Waste)	1/4	0	
RCRIS-SQG (RCRA Small Quantity Generators of Hazardous Waste)	1/4	3	
ERNS (Emergency Response Notification System)	TP	0	
STATE DATABASES			
AWP (DTSC's Annual Workplan)	1	0	
Cal-Sites (Potential/Confirmed Hazardous Substance Release Properties)	1	O	
CHMIRS (California Hazardous Material Incident Report System)	TP	0	
Cortese (Hazardous Waste and Substances Sites List)	1/2	11	
Notify 65 (Proposition 65)	1	1	
Toxic Pits	1	0	
SWF/LF (Solid Waste Facilities/Landfill Sites)	1/2	0	
WMUDS/SWAT (Waste Management Unit Database)	1/2	0	
LUST (Leaking Underground Storage Tanks)	1/2	2	
CA Bond Expenditure Plan	1	0	
UST (Underground Storage Tanks)	1/4	0	
VCP (Voluntary Cleanup Program Properties)	1/2	0	
Indian UST (Underground Storage Tanks)	1/4	0	
Indian LUST (Leaking Underground Storage Tanks)	1/2	0	
CA FID UST (Facility Inventory Database)	V <sub>4</sub>	l	
HIST UST (Historical Underground Storage Tank)	1/4	0	

FEDERAL SUPPLEMENTAL DATABASES		
CONSENT (Superfund Consent Decrees)	1	0
ROD (Records of Decision)	1	0
Delisted NPL (NPL Deletions)	1	0
FINDS (Facility Index System)	TP	00
HMIRS (Hazardous Materials Information Reporting System)	TP	0
MLTS (Material Licensing Tracking System)	ТР	0
MINES (Mines Master Index File)	1/4	0
NPL Liens (Federal superfund Liens)	TP	0
PADS (PCB Activity Database)	TP	0
UMTRA (Uranium Mill Tailings Sites)	1/2	0
ODI (Open Dump Inventory)	1/2	0
FUDS (Formerly Used Defense Sites)	1	0
DOD (Department of Defense)	1	0
INDIAN RESERV (Indian Reservations)	1	0
RAATS (RCRA Administrative Action Tracking System)	TP	0
TRIS (Toxic Chemical Release Inventory System)	TP	0
TSCA (Toxic Substances Control Act)	TP	0
SSTS (Section 7 Tracking Systems)	TP	0
FTTS INSP (FIFRA/TSCA Tracking System-FIFRA(Federal Insecticide, Fungicide, & Rodenticide Act)/TCSA (Toxic Substances Control Act)	TP	0
STATE OR LOCAL SUPPLEMENTAL DATABASES		
AST (Aboveground Petroleum Storage Tank Facilities)	TP	0
Drycleaners	1/4	0
WDS (California Water Resources Board- Waste Discharge System)	TP	0
DEED (List of Deed Restrictions)	TP	0
SCH (School Property Evaluation Program)	1/4	0
REF	1/4	0
WIP	1/4	0
EMI (Emissions Inventory Data)	qrp	0
NFA (No Further Action Determination)	1/4	0
NFE (Properties Needing Further Evaluation)	74	0
CA SLIC (Spills, Leaks, Investigation and Cleanup Cost Recovery)	1/2	1
HAZNET (Hazardous Waste Information System)	TP	0
San Jose Hazmat	ТР	0
EDR PROPRIETARY DATABASES		
Coal Gas (Former Manufactured Gas Sites)	1	0
BROWNFIELDS DATABASES	1	
US BROWNFIELDS (A Listing of Brownfield Sites)	1/2	0
US INST CONTROL	V <sub>2</sub>	0
VCP (Voluntary Cleanup Program Properties)	1/2	0

Project No. E8262-06-01

#### 3.1.1 Site

The Site was not listed on any of the databases.

#### 3.1.2 Vicinity Properties

Based on the database search summarized in Section 3.1, the following discussion provides additional information regarding the listed properties reportedly located less than 1/4 mile from the Site, the status of their listings, and their potential, if any, to impact the Site.

RCRIS-LQG/SQG - This database identifies large quantity or small quantity generators of hazardous wastes. The following three RCRIS SQG were identified and located within 1/8 mile of the Site:

- THAT Corporation; 495 Fairview Way (approximately 200 feet north of the Site)
- Contact Office Group, Inc.; 931 Cadillac Court (approximately 600 feet south-southwest of the Site)
- Computer Products BPSchert; 1331 California Circle (currently occupied by Athesyn Technology and approximately 600 feet north-northwest of the Site)

No significant adverse impact to the Site is expected from the identified properties based on the storage of small quantities of hazardous wastes and their location relative to the Site.

CA FID UST - The Facility Inventory Database contains a historical listing of active and inactive UST locations. One facility within 1/8 mile of the Site was listed as Sun Microsystems, located at 1355 California Circle approximately 900 feet north-northwest of the Site. No significant adverse impact to the Site is expected from this facility.

#### 3.1.3 Orphan Summary

The Orphan Summary section of the EDR Report lists properties that have incomplete address information and could not be specifically plotted. A total of twenty-three properties were listed in the Orphan Summary. Based on the proximity of these properties with relation to the Site, the database listed, and specific case status no adverse impact is anticipated from the properties listed on the Orphan Summary.

#### 4.0 SITE HISTORY

Sanborn maps were not available for this Site, thus the only aspect of the historical record searched was via aerial photographs and the 1961 (1980 photorevised) Milpitas Quadrangle map discussed in Section 2.3.

#### 4.1 Aerial Photograph Review

Aerial photographs available for the years 1951, 1954, 1959, 1966, 1971, 1976, 1981, 1984, 1986, 1990, 1996, and 2002 were reviewed. Aerial photos were provided by Pacific Aerial Survey in Oakland, California via digital images. The review was performed to obtain information concerning the history of development on and in the vicinity of the Site. The 1951, 1971, 1976, 1981, 1984, 1986, 1990, 1996, and 2002 photographs were at a 1:12,000 scale, the 1954 and 1959 photograph had a 1:9,600 scale, and the 1966 photograph had a scale of 1:36,000. The following observations were noted as a result of the aerial photograph review.

#### May 18, 1951

The resolution of the photograph was poor; however, the Site and surrounding area appeared to be utilized for agricultural purposes. Penitencia Creek appears to be channeled as was observed at the time of the site reconnaissance. The contiguous surface water feature observed at the south and east property boundaries of the Site appears to be the original natural route of Penitencia Creek and also appears to be drained.

#### February 28, 1954

No significant changes were noted at the Site since 1951. The highway that is known as State Route 880 (at the time of this investigation) was observed a few hundred feet west of the Site.

#### July 3, 1959

The Site and surrounding area are obviously used for agricultural row crops or dryland farming based on the field sectioning and plow patterns. With the exception of the obvious agricultural uses of the Site and surrounding area, there are no significant changes observed since 1954.

#### April 25, 1966

No significant changes have occurred to the Site since 1959. Residential development was observed several hundred feet south of the Site, and the municipal sewage treatment plant (not developed to the size observed at the time of the Site reconnaissance) was observed.

#### May 19, 1971

No significant changes from the 1966 photograph were observed

#### October 4, 1976

The Site and surrounding area appear to be fallow fields. The land area (in the vicinity of California Circle) north of the Site appears to be undergoing some sort of land grading. No other significant changes were observed since those that were observed in 1971.

#### June 22, 1981

The Site and land area that currently front Cadillac Court, Fairview Way, and California Circle are developed as a golf course. This observation is consistent with the Site depiction on the Milpitas Quadrangle map that was photorevised in 1980. The surface water feature that was observed contiguous to the south and east border of the Site was observed and the multi-family residential development observed south of the water feature at the time of the reconnaissance was also observed in the 1981 photograph.

#### July 1, 1984

The golf course observed in 1981 was no longer present. California Circle, Fairview Way, and Cadillac Court have been developed. The Site appeared to be a vacant lot. Many of the structures observed in the vicinity of the property adjacent to Cadillac Court, Fairview Way, and California Circle at the time of the reconnaissance are depicted in the 1984 aerial photograph at various stages of construction.

#### October 3, 1986

The Site is a vacant lot. No significant changes to the Site or surrounding area since 1984, outside of the continued commercial development along California Circle, Fairview Way, and Cadillac Court.

#### August 30, 1990

The Site appears as it did at the time of the site reconnaissance. The surrounding area continues to develop with commercial structures and residential dwellings that were observed at the time of the reconnaissance.

#### October 16, 1996 and July 10, 2002

The Site and surrounding area appear as they did at the time of the site reconnaissance.

#### 5.0 SITE RECONNAISSANCE

On April 19, 2005, Paul Melnyk of the Grub & Ellis Company (property managers) escorted Matt Hanko of Geocon on a reconnaissance of the Site. Also at that time Geocon performed observations of adjacent properties. A Site Plan depicting the Site and neighboring properties is included as Figure 2. Photographs taken during the site reconnaissance are presented in Appendix B. Observations noted during the site reconnaissance are summarized below.

#### 5.1 On-Site Observations

The Site is developed with one 125,280-square-foot concrete tilt-up structure. At the time of the reconnaissance the building was vacant. The interior of the building consisted of typical office arrangements including; lobbies, bathrooms, dining areas, office space, and conference rooms. In addition, the building consisted of several areas dedicated as server rooms to operate computer network systems. One of the server rooms had an elevated floor that created a crawl space and a chase for electrical wiring. This room also contained a Halon fire suppression system.

The exterior of the building consisted of landscaping and an asphaltic concrete paved parking lot. A pad-mounted liquid-cooled electrical transformer was observed adjacent to the east exterior wall of the building. Based on the age of the installation of the transformer, no polychlorinated biphenyls are suspected. No liquid leak or staining was observed on the concrete pad or soil area beneath and adjacent to the transformer. A fenced enclosure (nothing observed inside) was observed adjacent to the transformer and appeared to have been used as the staging area for the Site's refuse disposal container. The transformer and fenced enclosure are depicted in Photo No. 3 of Appendix B. Damaged asphalt was observed in the driveway area near the southeast corner of the building, depicted in Photo No. 4 of Appendix B. The area of the damaged asphalt is an irregular rectangular shape approximately 5 x 15 feet. The asphalt appears to have been burned.

#### 5.2 Off-Site Observations

Observed and reported current uses of properties adjacent to the Site and surrounding area are described below:

Direction	Adjacent Properties	Surrounding Area				
North	Three commercial structures utilized by the high-tech industry for research and office space. One of the structures (495 Fairview Way) is occupied by THAT Corporation and was identified as a RCRA small quantity hazardous material generator.	Commercial properties utilized for high- tech research and office space.				
West	Four commercial structures located on the west side of Cadillac Court utilized by various occupants for office space and warehouse distribution of household furnishings.	To the west of the commercial structures is State Route 880 and further west of that are fallow undeveloped fields and the City of Milpitas waste water disposal ponds.				
South	Multi-family residential dwellings flanked by a pond on the north side.	Trailer park and commercial structure used for office space and warehouse distribution of office furniture.				
East	Properties consist of commercial structure located at 380 Fairview Way utilized for office and warehousing and a complex of multi-family residential dwellings flanked by a pond on the west side.	Penitencia and Berryessa Creeks and single-family residential dwellings.				

#### 6.0 INTERVIEWS

#### 6.1 Interview with Property Management Personnel

Mr. Menlyk provided information regarding the building occupants; however, the information was based on various property manager's recollections and not on lease or ownership records. Mr. Menlyk reported that the building was constructed some time in the late 1980s specifically for Sun Microsystems to fulfill a Department of Defense contract. The exact operations of Sun Microsystems were classified but consisted primarily of software development and design work in an office setting. Procket Networks was the second and last occupant of the building during 2000 and 2001. Procket Networks utilized the building to house a network server and equipment for office space.

#### 7.0 SUMMARY OF FINDINGS

The following is a summary of the ESA findings for the Site located at 1100 Cadillac Court in Milpitas, California.

Based on historical research dating back to 1951, the Site was utilized for agriculture as row crops or dryland farming up to circa 1976 when the Site and surrounding area were developed as a golf course. The golf course was graded to make way for commercial development, circa 1980, in the vicinity of the Site. The Site remained undeveloped up to circa 1987 when the building present at the time of the site reconnaissance was constructed.

The Site is a developed 12-acre lot with a 125,280-square-foot building located in an area zoned as Industrial Park. The Site building historically has been used as office space. No recognized environmental conditions were discovered at the Site. An area of damaged asphalt in the driveway area near the southeast corner of the Site building was observed.

The contiguous properties consist of multi-family residential dwellings and commercial building utilized for office space, high-tech research, and warehouse distribution of retail products.

Based on a review of the USGS topographic map dated 1961 and photorevised in 1980 for the Milpitas, California quadrangle, on-site elevation is approximately 10 feet above MSL. The nearest water body is the north flowing Penitencia Creek located approximately 600 feet to the east. Topographic features as depicted on the map are generally representative of observed conditions during Geocon's site reconnaissance, where the site vicinity is generally flat with a slight regional slope to the west. The depth to first encountered groundwater is reported to range from 2½ feet to 8 feet bgs and is assumed to flow north to northwest.

Based on the EDR report and regulatory file review, there are no documented release properties within ¼ mile with the potential to impact the Site. Also based on the EDR report, the Site did not appear on any government agency data base list that would indicate that hazardous materials were stored, handled, or disposed at the Site, and no reports of releases at the Site.

#### 8.0 CONCLUSIONS AND RECOMMENDATIONS

A review of the information sources referenced herein and the results of the April 19, 2005 site reconnaissance did not identify any recognized environmental conditions at the Site. Geocon does not recommend any additional research or subsurface investigations for the Site.

#### 9.0 REFERENCES

American Society for Testing and Materials (ASTM) Designation E 1527-00 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, 2000.

Geocon Consultants Inc., Preliminary Geotechnical Recommendations, 1100 Cadillac Court, Milpitas, California, December, 2003.

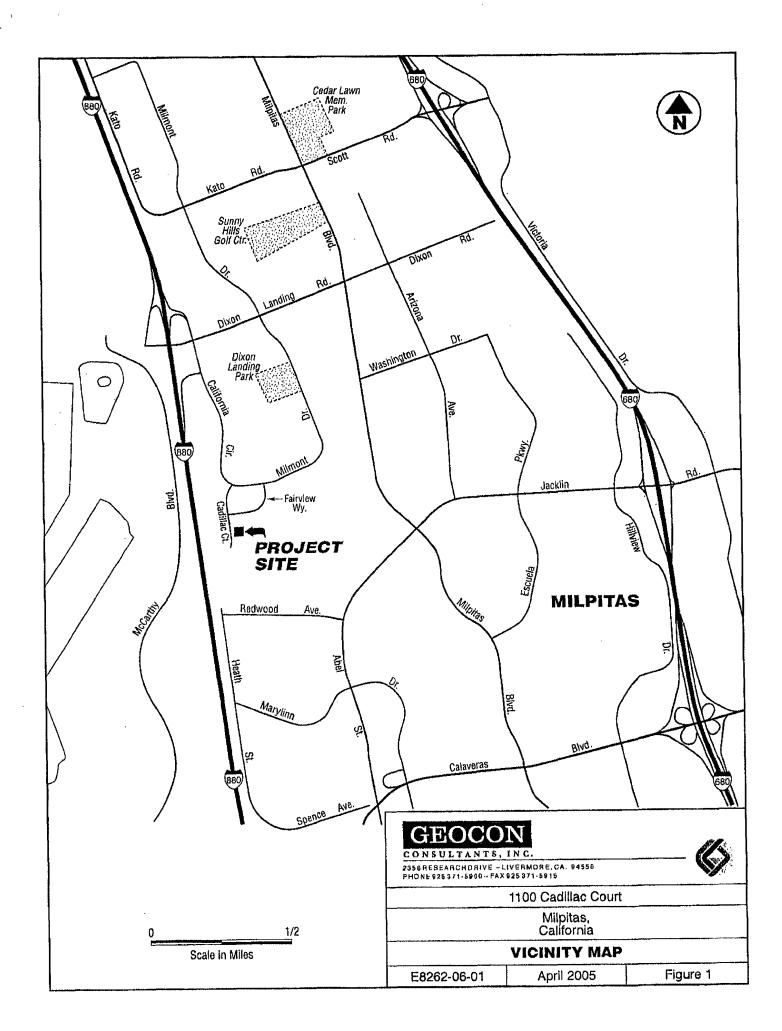
United States Geological Survey, 1961 photorevised 1980, Milpitas, California 7.5 minute topographic map.

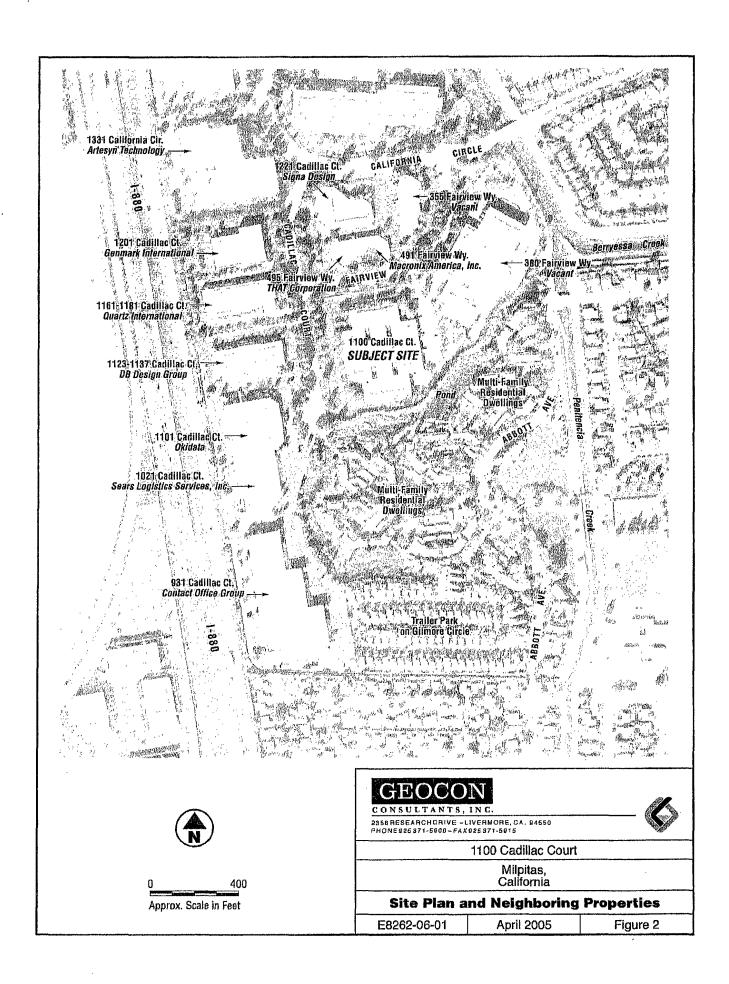
City of Milpitas Fire Department

Environmental Data Resources, Inc., The EDR Radius Map Report, 1100 Cadillac Court, Milpitas, California 95035, April 15, 2005.

Santa Clara Valley Water District, case file for 1800 Milmont Drive.

Pacific Aerial Surveys, photographs AV 8202-25-62, AV 5200-26-55, AV 3845-23-60, AV 2938-7-11, AV 2485-12-5, AV 2050-12-29, AV 1215-12-30, AV 995-4-64, AV 710-16-40, AV 337-6-86, AV 129-8-2, and AV 63-2-14.





# APPENDIX (A)



#### ENVIRONMENTAL ING GEOTECHNICAL ING MATERIAL



Proposal No. LE-05-028 April 18, 2005

Mr. Brad LaRue VENTURE CORPORATION 600 Miller Avenue Mill Valley, California 94941

Subject:

REVISED PROPOSAL FOR GEOTECHNICAL

AND ENVIRONMENTAL SERVICES

1100 CADILLAC COURT MILPITAS, CALIFORNIA

Dear Mr. LaRue:

In accordance with your request, Geocon is pleased to submit this proposal to perform a Geotechnical and Environmental services for the commercial development referenced above. Based on our understanding, the project consists of redeveloping the approximately 8½-acre site for a new commercial complex. Additional project information is provided below.

#### PROJECT UNDERSTANDING

Based on our conversation, we understand the project Environmental Site Assessment (ESA) needs to be completed in approximately 2 weeks. In addition, preliminary subsurface information and potential geotechnical concerns also are desired at this time. To expedite your project schedule, obtain the necessary subsurface information, and potentially eliminating unnecessary costs to you, we recommend performing the geotechnical investigation in two phases, a preliminary investigation and a supplemental final investigation. The preliminary investigation will provide the necessary information for your project forward planning purposes. The final investigation will confirm our preliminary recommendations and provide design level geotechnical recommendations to be used in design.

#### PROJECT INFORMATION

For our use, we have received an email copy of the Preliminary Site Plan dated March 25, 2005. We understand the project still is in the early planning stages. However, we have assumed that the project will be similar to other Venture Corporation commerce centers located in the Bay Area. Based on our experience with other Venture sites and the preliminary site plan, the project consists of a new commercial "condo-type" complex. Prior to site development, the existing structure will be demolished. The new complex will consist of approximately 12 individual buildings totaling approximately 118,000 square feet. Buildings will range in size from approximately 3,000 to 20,000 square feet each. New buildings will likely be concrete tilt-up construction supported on shallow foundation systems with concrete slab-on-grade floors, unless geotechnical conditions require alternate foundation systems. At grade parking areas will be located around new buildings and will likely consist of flexible pavement sections comprised of asphalt concrete (AC) overlying aggregate base (AB) material.

Structural loads and grading information is not available for our review at the time of this proposal. However, we assume structural loads will be typical for this type of structure and development. Cuts and fills on the order of 2 to 3 feet are anticipated for the site. New underground utilities also are planned as part of the development.

The purpose of this geotechnical engineering investigation will be to provide design-level, geotechnical information for the proposed development as currently proposed. The investigation will include a field exploration program, geotechnical laboratory testing, and engineering analysis.

#### SCOPE OF GEOTECHNCIAL SERVICES - PRELIMINARY INVESTIGATION

#### **Pre-Field Activities**

- Perform a limited geologic literature review to aid in determining the geologic conditions present at the site.
- Review a geotechnical report prepared by Terratech Inc. dated July 1987 for pertinent geotechnical data.
- Review preliminary site layout plans to determine exploratory boring locations.
- Perform a site reconnaissance to review project limits, determine drill rig access and mark exploratory boring locations for subsequent utility clearance.
- Retain the services of a California C-57 Licensed-drilling subcontractor to perform exploratory borings.
- Obtain a private utility locator service to mark existing underground utilities.

#### Field Exploration

- Perform four cone penetration test (CPT) soundings with conventional truck-mounted CPT equipment. CPTs will be advanced to depths ranging from approximately 40 to 50 feet below the existing ground surface (bgs).
- Upon completion, CPTs will be backfilled in accordance with Santa Clara Valley Water District requirements.

#### Preliminary Recommendations

 We will discuss our preliminary findings and potential geotechnical concerns and design considerations with you.

#### SCOPE OF GEOTECHNCIAL SERVICES - FINAL INVESTIGATION

#### **Pre-Field Activities**

- Retain the services of a California C-57 Licensed drilling subcontractor to perform exploratory borings.
- Obtain a private utility locator service to mark existing underground utilities.

#### Field Exploration

- Perform two exploratory borings with truck-mounted drill rig equipped using hollow-stem augers. Borings will be advanced to depths ranging from approximately 20 to 40 feet below the existing ground surface (bgs).
- Obtain representative disturbed and undisturbed soil samples from exploratory borings.
- Log borings under the direction of a California Registered Geotechnical and/or Civil Engineer in accordance with the Unified Soil Classification System.
- Upon completion, borings will be backfilled in accordance with Santa Clara Valley Water District requirements.
- Excess soil cuttings will be stored in 55-gallon drums and left on-site in an area designated by you. Costs below do not include drum sampling/testing and disposal. We will be glad to provide you with a cost estimate to test and dispose of drums. It may be more beneficial for you to wait until our Phase I environmental site assessment has been completed to dispose of the drums.

#### **Laboratory Testing Program**

To evaluate the index and engineering properties of the site soils, the following laboratory tests are anticipated:

- In-situ Moisture/Density, American Society for Testing and Materials (ASTM) D2937 Test
   Procedure
- Grain Size Distribution, ASTM D1140 and D422
- Atterberg Limits, ASTM D4318
- Expansion Index, ASTM D4829
- Unconsolidated-Undrained Triaxial Shear, ASTM D2850
- R-Value, CAL 301

#### **Engineering Analysis and Report Preparation**

The engineering analysis phase of work will focus on developing site grading recommendations and geotechnical design parameters for foundations, slabs-on-grade and pavement(s). The data obtained from the field investigation and the laboratory testing program will be utilized in the engineering analysis.

Following the completion of the engineering analysis, a summary report will be prepared with our conclusions and recommendations. The report will include (but not be limited to) the following items:

- Site plan showing exploratory boring locations
- Exploratory boring and CPT logs, including depth to groundwater (if encountered)
- Laboratory test results
- A detailed discussion of our findings and recommendations, including:
  - > Site preparation, grading recommendations and excavation characteristics
  - > Remedial grading recommendations, if necessary

- > Foundation design parameters: recommended foundation type, allowable bearing pressure, minimum dimensions
- > Slab-on-grade design criteria
- > Lateral earth pressures for retaining wall design
- > California Building Code seismic design criteria
- > Flexible pavement section design

#### SCOPE OF ENVIRONMENTAL SERVICES

Geocon proposes to perform an ESA to estimate the existing potential for impacts to the Site (i.e., levels of hazardous materials/wastes warranting regulatory cleanup action) from the presence of hazardous materials/wastes on, or within, the vicinity of the Site. For the purposes of this ESA, the "vicinity" of the Site is defined as properties located within <a href="#">½-mile</a> of the Site.

The guidelines used for the definition of hazardous materials/wastes are presented in the California Code of Regulations, Title 22. The ESA will be performed in general accordance with American Society for Testing and Materials (ASTM) Designation E 1527-00 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

The scope of services for the ESA is presented as follows.

- Perform a reconnaissance of the Site to assess for the presence, or make visual observations of indicators of the potential existing presence, of hazardous materials, hazardous wastes, or soil and/or groundwater impacts on the Site. These indicators include, but are not limited to, 55-gallon drums, underground and aboveground storage tanks, chemical containers, waste storage and disposal areas, industrial facilities, discolored surficial soils, electrical transformers that may contain polychlorinated biphenyls (PCBs), and areas conspicuously absent of vegetation. Client would be responsible for providing Geocon with a site plan clearly depicting the site boundaries and building locations. Client would also be responsible for obtaining permission to enter the Site prior to our visit. If access is unavailable to any portions of the Site, Geocon's ability to complete the assessment described herein may be hindered. Provisions for a survey of wetlands delineation, asbestos, lead-containing paint, lead in drinking water, radon gas, and methane gas are not provided in this scope of services.
- Perform a visual survey of the adjacent properties from the Site and from public thoroughfares to
  observe general types of land use surrounding the Site.
- Review the Standard Environmental Records Sources: Federal and State referenced in American Society for Testing and Materials (ASTM) Designation E 1527-00 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process to obtain information regarding the potential presence of hazardous materials/wastes on the Site or on properties located within the approximate minimum search distance specified for each source.
- Review reasonably ascertainable regulatory agency files for the Site and/or properties in the vicinity of the Site whose environmental conditions might potentially impact the Site. The sources for these files will include the Santa Clara Valley Water District (SCVWD), the Santa Clara County Environmental Health Department (SCCEHD), the San Jose Fire Department (SJFD), and the Regional Water Quality Control Board (RWQCB).

- Contact local public agencies by telephone or in writing to obtain readily ascertainable information regarding underground storage tank permits, building permits, agriculture-related permits and violations, air emission permits and violations, location and depth of nearest drinking water wells, and electrical transformers. The information would be obtained for the Site and adjacent properties with the exception of building permits, which would be obtained for the Site only. The agencies contacted may include, but will not be limited to, the building department, air pollution control agency, agriculture department, and gas and/or electric utility companies.
- Review and interpret reasonably ascertainable aerial photographs to obtain information concerning the history of the Site and adjacent properties.
- Review EDR Sanborn, Inc. Fire Insurance Maps for the Site (if available). The EDR Sanborn Fire
  Insurance Maps would be reviewed to obtain information concerning the historical uses of the Site
  and the potential presence of underground storage tanks on the Site.
- Review pertinent and reasonably ascertainable information sources to evaluate physiographic, geologic, and hydrogeologic conditions in the vicinity of the Site.
- Review documents provided by Client at Client's discretion. Potentially useful documents may
  include geotechnical, geologic, and environmental reports, Site plans, plot plans, and
  correspondence with regulatory agencies.
- Review U.S. Geological Survey (USGS) topographic maps to obtain information relative to the
  topography of the Site and previous development and uses of the Site and properties located in the
  vicinity of the Site.
- Review recorded land title records for the Site to attempt to identify past or present owners whose
  name (i.e., XYZ Chemical Corporation) implies that those entities may have used, generated,
  stored, or disposed of hazardous materials/wastes onsite. Title information dating back at least
  50 years should be obtained from a title company by Client at Client's discretion and
  expense.
- Conduct interviews by telephone or in writing with present and past tenants/owners of the Site to evaluate if present or past occupants have used, generated, stored, or disposed of hazardous materials/wastes onsite. The names and telephone numbers of the contacts for the above interviews are to be provided by Client.
- Prepare a report summarizing the findings of the ESA. The report will qualitatively describe the potential for environmental impairment of the Site. If necessary, the report will also provide recommendations for additional environmental services.

#### OPTIONAL GEOTECHNICAL SERVICE

#### Soil Corrosion Evaluation - Final Investigation

We can perform a soil corrosion evaluation for the site to evaluate the impact on underground utility lines. We will submit five soil samples collected from our borings at depths of 2 to 10 feet to an analytical laboratory for pH, resistivity, chloride, and sulfate testing. Test results will be used to estimate the relative corrosion potential of the in-place soil. Laboratory test results will be included in our geotechnical report.

#### PROPOSED FEES

As you know, to meet your project requirements and schedule, we have started coordinating our geotechnical field exploration based on your verbal authorization.

We propose to perform the above services for the following lump-sum fees:

Preliminary Geotechnical Engineering Investigation – Final Geotechnical Engineering Investigation – Environmental Site Assessment – Optional Soil Corrosion Evaluation – Control Evaluation – Contr

Please initial the requested services as indicated in the attached Terms for Geotechnical Engineering Services.

This fee is based on our 2004 Schedule of Fees for Geotechnical & Materials Testing Services and current subcontractor rates. The ESA fee is based upon the anticipation that it will be necessary to perform 15 or less SCVWD/SCCEHD/MFD/RWQCB file reviews for the ESA. Should the review of a greater number of files be deemed necessary during the research phase of the ESA, the Client would be contacted and apprised of the additional fees. A copy of our fee schedule and general terms and conditions is included for reference. If unforeseen conditions are encountered, or if we experience delays or circumstances beyond our control, we will notify you immediately to discuss modifications to the scope of services and/or project fees.

#### **EXECUTION OF CONTRACT**

Please carefully review contents of this proposal and the enclosed *Terms for Geotechnical Engineering Services* (Terms). If they meet your approval, execute both copies of the Terms and return both copies to our office. We will then endorse the documents and return one fully executed copy to you.

#### ASSUMPTIONS AND LIMITATIONS

We assume the following:

- The Client will coordinate site access/permission to enter.
- The site is accessible to a rubber-tire, truck mounted drill rig
- Site plans provided for our use will show the locations of all underground utility lines and structures. We will not be responsible for damage to any such lines or structures that are not shown accurately on the plans provided to us or properly marked by USA subscriber companies.

Some disturbance to the ground surface and vegetation will occur as a result of accessing the desired locations of subsurface exploration. Although we will be careful to limit the extent of such occurrences, they cannot be avoided and this proposal does not include any costs to re-grade, re-vegetate, landscape or otherwise repair disturbed areas. The scope of services detailed in this proposal does not include the evaluation or identification of corrosive materials or environmental contamination.

We look forward to working with you again on this important project. Should you have any questions regarding this proposal, or if we may be of further service, please contact either of the undersigned at your convenience.

Sincerely,

GEOCON CONSULTANTS, INC.

Danh T. Tran, PE

Geotechnical Services Manager

RD:DTT:rk

(1) Addressee

Attachments:

2004 Schedule of Fees for Geotechnical and Materials Testing Services

Terms for Geotechnical Engineering Services

LV, Z:\GEC Jobs\260-269\E8262-06-01 VCC Milpitas\E8262-06-01 1100 CadillacCt pro041805.doc



#### TECHNICAL MEMORANDUM

Date:

December 1, 2005

To:

Mary Bean - CirclePoint

From:

Eddie Barrios - Fehr & Peers

Subject:

Second Revised Venture Commerce Center Trip Generation and Site Plan

Evaluation

WC05-2260

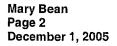
This technical memorandum presents the revised estimated trip generation for the proposed Venture Commerce Center and the existing building at the project site. This memorandum supersedes the technical memoranda entitled *Venture Commerce Center Trip Generation and Site Plan Evaluation* (November 8, 2005) and the *Revised Venture Commerce Center Trip Generation and Site Plan Evaluation* (November 28, 2005). A new trip generation analysis was performed to better reflect the use of the existing building and the likely uses at the Venture Commerce Center. The proposed site plan, dated October 4, 2005, was also reviewed for adequate site access, on-site vehicle and pedestrian circulation, and parking.

The Venture Commerce Center consists of several buildings totaling 121,544 square feet of gross leasable area, while the existing building is approximately 128,000 square feet. Based on information provided by the project architect the likely uses at the proposed Venture Commerce Center could be light industrial, research and development (R&D), and general office. Typical light industrial uses include precision manufacturers, commercial printers, and distributors, while typical R&D uses include scientific laboratories, medical labs, and high tech companies. General office uses include architect and engineering offices, law firms, and accounting firms. Based on information provided by the City, the use of the existing building is closer to R&D than general office.

#### TRIP GENERATION

Table 1 presents the estimated trip generation for the existing R&D building and the proposed Venture Commerce Center based on average trip rates per unit of area (typically square footage) presented in the Institute of Transportation Engineers (ITE) *Trip Generation* 7th Edition. Given the uncertainty of likely uses at the Venture Commerce Center, trip generation for the project was calculated by assuming 1/3 light industrial, 1/3 R&D, and 1/3 general office. The average trip rates for general office uses are about 50% to 70% higher than light industrial uses and about 25% to 40% higher than R&D uses. The difference in rates is largely attributed to the average amount of space occupied by each employee. For example, in general each office employee occupies about 300 square feet while each light industrial employee occupies about 450 square feet. Therefore, on a per-square-foot basis, office uses generate more trips than light industrial uses.

RECEIVED





The existing R&D building is estimated to generate 159 and 138 AM and PM peak hour trips, respectively, while the proposed Venture Commerce Center is estimated to generate 151 and 143 AM and PM peak hour trips, respectively. As shown in Table 1, the proposed Venture Commerce Center is anticipated to generate approximately the same number of vehicle trips during the AM and PM peak hours and on a daily basis when compared to the existing R&D building.

TABLE 1 TRIP GENERATION ESTIMATES															
		Daily		AM Peak Hour					PM Peak Hour						
Land Use	Size	Rate	Trips	Rate		,	Trips			Rate			Trips		
				ln	Out	Tot	In	Out	Tot	<u>In</u>	Out	Tot	ln	Out	Tot
Existing R&D Building	128 ksf	8.11	1,038	1.03	0.21	1.24	132	27	159	0.16	0.92	1.08	20	118	138
Proposed Venture Commerce Center															
Light Industrial	40.5 ksf	6.97	282	0.81	0.11	0.92	33	4	37	0.17	0.81	0.98	7	33	40
R&D	40.5 ksf	8.11	328	1.03	0.21	1.24	42	9	51	0.16	0.92	1.08	6	37	43
General Office	40.5 ksf	11.01	446	1.36	0.19	1.55	55	8	63	0.25	1.24	1.49	10	50	60
Total Project	121.5 ksf		1,056				130	21	151				23	120	143
Change in	n Trips		+18				-2	-6	-8				+3	+2	+5

Notes:

Trip generation based on average trip rates presented in ITE's Trip Generation 7th Edition.

Source: Fehr & Peers, 2005.

#### SITE ACCESS AND ON-SITE VEHICULAR AND PEDESTRIAN CIRCULATION

Site access and circulation for the proposed project was reviewed to ensure safe and efficient site access and on-site vehicle and pedestrian circulation. The site plan was reviewed for emergency vehicle access, appropriate parking lot and circulation aisle widths, adequate turning radii, and safe and efficient circulation.

Based on other Venture Commerce Center developments throughout California implemented by the project sponsor, the largest typical vehicle anticipated to access the site would be the single-unit truck (e.g. UPS, FedEx, etc). Based on the site plan, all driveways would be at least 25 feet wide which is wide enough to accommodate the single-unit truck, emergency vehicles, and two-way travel. The project provides adequate emergency and vehicle site access via two driveways on Fairview Way and two driveways on Cadillac Court.

The proposed parking stall dimensions presented on the "site legend" of the site plan are consistent with the required parking stall dimensions presented in the City of Milpitas Zoning Ordinance (Section XI-10-53). However, at several locations throughout the site where standard parking is proposed, the stall depths measure only 16 feet instead of the required 18 feet. At these locations, the parking stalls are

Mary Bean Page 3 December 1, 2005



being designed with two feet of front bumper overhang into the pedestrian pathways. The internal pedestrian paths that are perpendicular to these parking stalls are six feet wide, thereby leaving four feet of unobstructed sidewalk space for pedestrians. A four-foot pathway does meet ADA requirements.

At several locations, the circulation aisle widths have been designed for 24.5 feet instead of the City's minimum requirement of 25 feet for 90 degree parking for standard vehicles. Based on discussions with the project architect, these circulation aisles will be modified to provide 25 feet of width in the final site plan. The internal roadway radii appear to be adequate for the typical vehicle expected to access this site.

Pedestrian pathways are provided throughout the site and adequate connectivity is provided between the buildings and the fronting streets. As discussed earlier, four feet of unobstructed pedestrian way is adequate for pedestrian circulation.

#### **PARKING**

The project will provide 273 standard parking spaces, 157 compact parking spaces, and 9 accessible parking spaces for a total of 439 parking spaces. Based on the City of Milpitas Zoning Ordinance (Section XI-10-53), the project is required to provide 1 parking space for 300 square feet of building area or a total of 405 parking spaces. The project exceeds the City's parking requirement by 34 parking spaces. The proposed 157 compact parking spaces (33% of total) do not exceed the maximum allowable (40%) by the City of Milpitas. However, given the excess number of parking spaces, it is possible to minimize the number of compact spaces and provide additional standard parking spaces. The project meets ADA parking requirements by providing nine accessible parking spaces from a total of 439 parking spaces.

If you have any questions, please contact Eddie Barrios at (925) 930-7100.

/eb WC05-2260

4

#### Kim Duncan

From:

Ralph Le Roux [RLeRoux@des-ae.com]

Sent:

Wednesday, January 25, 2006 9:04 AM

To:

Kim Duncan

Cc:

'Kurt Seastrand' (E-mail); Ernie Knodel (E-mail); Steve Mincey

Subject:

Venture Milpitas





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Kim,

Attached are cut sheets of the proposed roof top mechanical units, size and

db. information is included. Each property within the building either gets a

Bryant 583APW030040N or a Bryant 583APW036060N.

Note that these units are designed to function as rooftop or pad mounted.

Sound considerations should be no problem since these units are typically

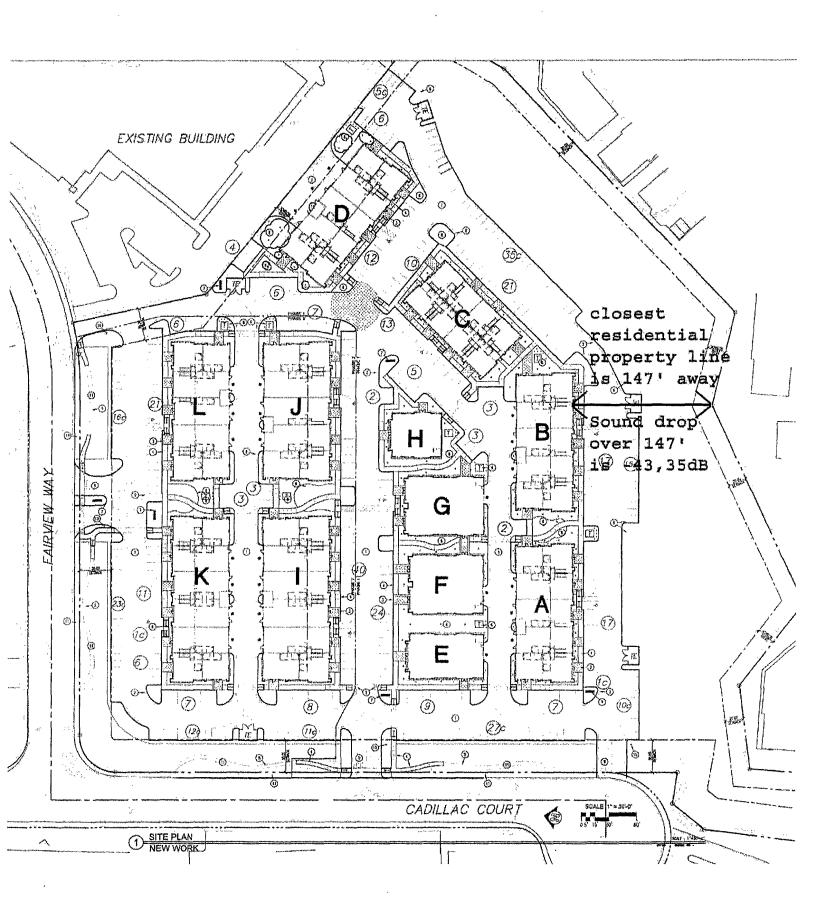
designed to be used for residential projects as well (right outside residential windows). For further information also see: http://www.bryant.com/corp/details/0,,CLI1\_DIV42\_ETI8440,00.html#features

Let me know if you need anything else.

RALPH LE ROUX
Project Manager
DES Architects + Engineers
399 Bradford Street
Redwood City, CA 94063
T: 650-364-6453 ext. 497
F: 650-364-2618
Cell: 650-207-8447

rleroux@des-ae.com www.des-ae.com

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#### SMALL PACKAGED GAS/ELECTRIC

28,800

34,400

34,400

42,000

42,000

46,500

46,500

46,500

60,000

60,000

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3.0

3.0

3.5

3.5

4.0

4.0

4,0

5.0

10 10

10

10

10

10

10

10

10

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582A036060

582A036090

582A042060

582A042090 582A048090

582A048115

582A048130

582A060090

582A060115

#### 583A High Efficiency Packaged Gas Heating/Electric Cooling (2-5 Tons)

- High efficiency design at 12.0 SEER
- AFUE up to 81%
- Composite rust proof base with integrated drain
- Easy to convert from horizontal to vertical discharge with standard duct cover provided
- Quiet operation, sound ratings as low as 72 dB
   WeatherArmor™ long life cabinet made of
- sturdy phosphate zinc coated, pre-painted steel, capable of withstanding 500 hours in salt spray
- Scroll compressors all sizes
- Single panel service access
- Single phase and 3 phase units available
- 5-year limited product warranty
- 10-year limited warranty on compressors
- 15-year limited warranty on Turbo Tubular™ heat exchanger
- Optional field installed commercial accessories
- Economizer
- · Manual air damper
- Filter rack
- Controls upgrade package
- Roof curbs

#### 582A High-Efficiency Packaged Gas Heating/Electric Cooling (1.5.5 Tons)

- Energy efficiency design with 10.0 SEER
- AFUE up to 81%
- Easily converted from horizontal to vertical air supply with standard duct covers provided
- Durable dependable hermetically scaled compressors for long life and dependable operation
- Direct-drive multi-speed PSC (permanent split capacitor) blower motors
- Refrigerant gauge ports
- Weather Armor<sup>™</sup> long life cabinet made of sturdy phosphate zinc coated, pre-painted steel, capable of withstanding 500 hours in salt spray
- Quiet indoor and outdoor sound with ratings as low as 75 dB
- 1-year limited product warranty
- 5-year limited warranty on compressors
- 10-year limited warranty on heat exchanger
- Optional field installed commercial accessories
  - Economizer
- Manual air damper
- Filter rack
- Controls upgrade package
- Roof curbs

#### **Factory Options**

- Tin-plated indoor coil
- Copper fin and coil coatings available
- Vinyl coated condenser fins

#### PACKAGED GAS HEATING/ELECTRIC COOLING PRODUCTS

Norm ARI Cooling Performance Heat in Std. AFUE Approx Sound

60,000

60,000

90,000

60,000

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90,000

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90,000

115,000

130,000

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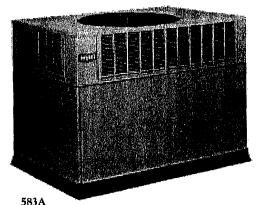
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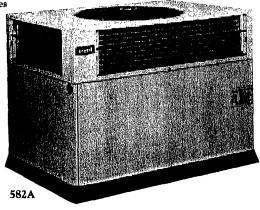
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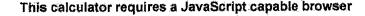
Unit Dimensions (in.)



shown with optional louvered grilles



#### **Decibels and Distance**





This calculation will give you the amount of attenuation, in decibels, you can expect with a change in receiver distance, in a free field (outdoors). For example if you were standing 10 feet from a noise source, and were to move 100 feet away from that noise source, you would expect to see a drop in level of 20dB. Sound that is radiated from a point source drops in level at 6dB per doubling of distance. If you start at 50 feet from the source and move to 100 feet from the source you will have a 6dB drop in level. If you move from 500 feet to 1000 feet, you will have a 6dB drop in level. For the record, the formula to calculate this level drop is: Decibels of Change=20xlog(distance 1/distance 2), and you can calculate it on any scientific calculator.

in feet or meters, from the noise source	feet or meters, from the source		decibels of level drop/rise you would find
TUSE SOURCE	147'	Calculate	-43.34589936
	•		

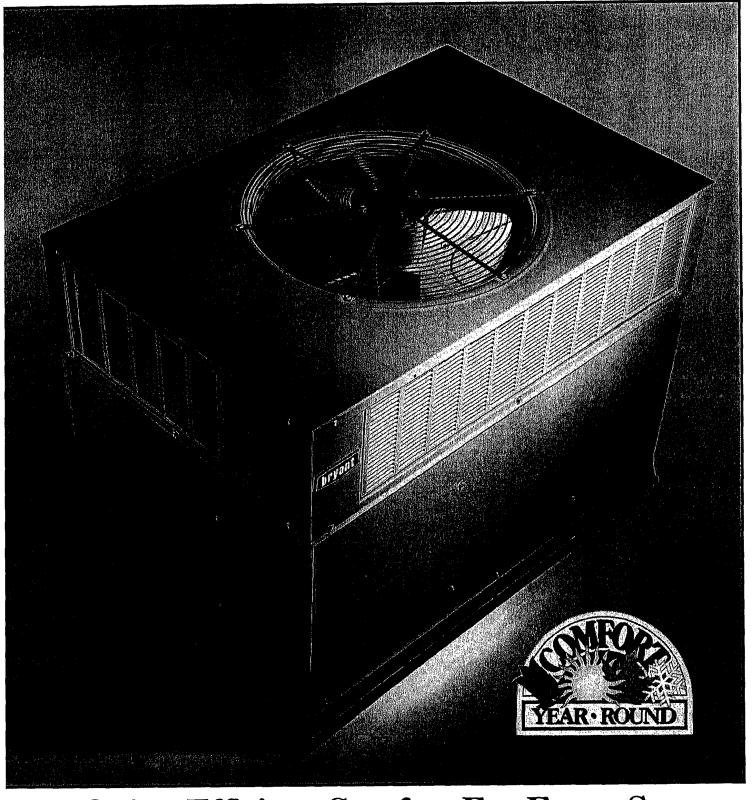
```
Bryant 583APW030040N
Sound attentuation calculation:
Equipment db @ 1' - db drop at 147' = db at property line (worst case scenario)
72db - 43.3db = 28.7db

Bryant 583APW036060N
Sound attentuation calculation:
Equipment db @ 1' - db drop at 147' = db at property line (worst case scenario)
74db - 43.3db = 30.7db
```



# PACKAGED GAS/ELECTRIC COMFORT SYSTEM

### MODEL 583A

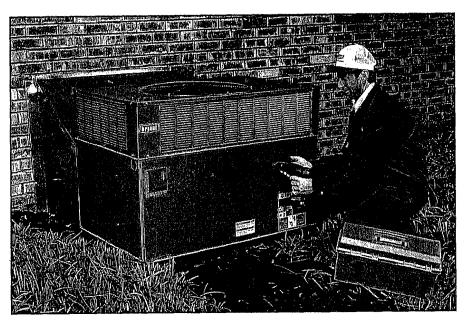


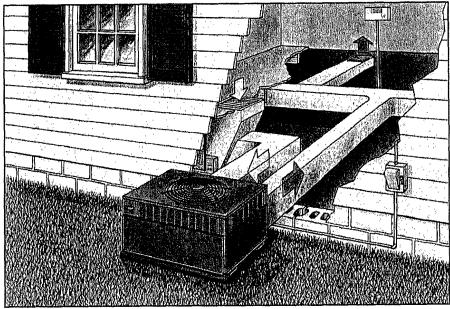
Quiet, Efficient Comfort For Every Season.

## Bryant Brings A Tradition Of Comfort To Your Home.

When you choose Bryant, you're choosing nearly one hundred years of solid home comfort experience. We've been offering homeowners the best value for their home comfort dollar since 1904. Combining the skilled craftsmanship of our heritage with the reliable components of today, Bryant is proud to continue delivering top-quality, energy-efficient home comfort products to families like yours.

From our design engineers to your local Bryant dealer, the Bryant team is dedicated to your comfort. Offering a complete line of furnaces, air conditioners, heat pumps, humidifiers. air cleaners, ventilators, zoning, controls and indoor coils, your trusted Bryant dealer can design, install and maintain your system so it operates at peak performance for money-saving efficiency and quiet, soothing comfort throughout every season. Ask your trusted Bryant dealer to help you create a system that offers affordable, worry-free comfort year after year.





Packaged Gas Furnace And Electric Air Conditioning System

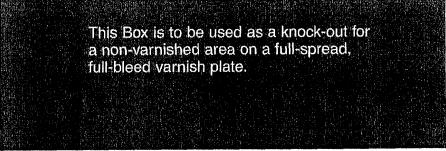


A Member of the United Technologies Corporation Family. Stock Symbol UTX.

8583-000

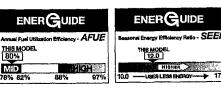
© Bryant Heating and Cooling Systems 2004 7310 West Morris Street, Indianapolis, IN 46231

Visit our website at www.bryant.com



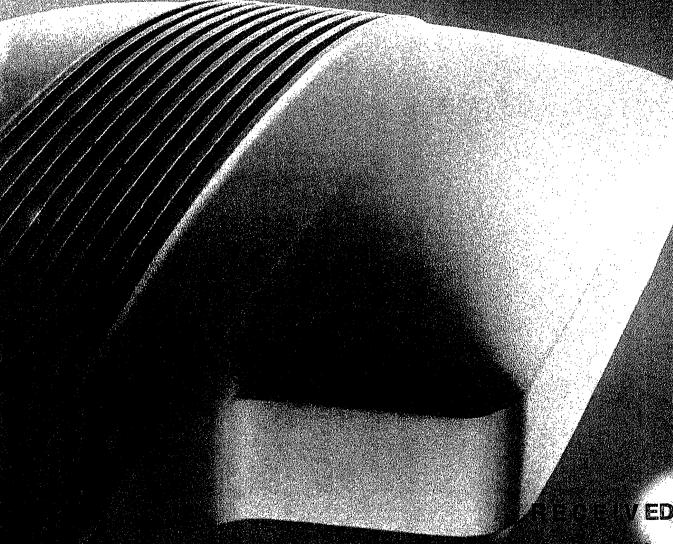
Before purchasing this appliance, please read the important energy cost and efficiency information available from your dealer Manufacturer reserves the right to discontinue, or change, at any time, specifications or designs without notice and without incurring obligations.



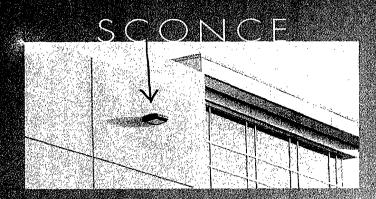


# GULLWING

Α G

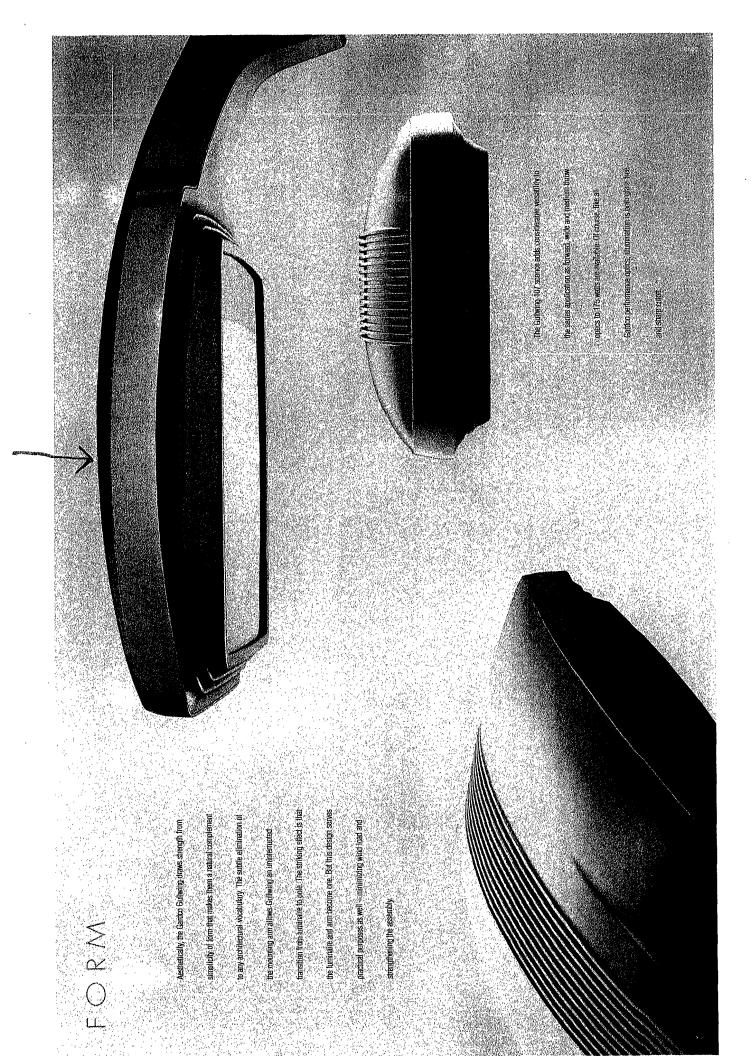


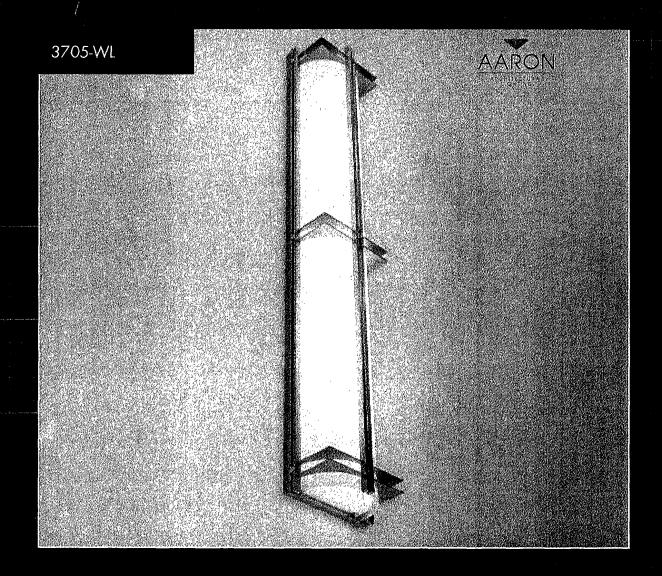
**GARDCO** LIGHTING









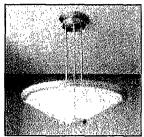


Shown in Brushed Aluminum and Opal Acrylic. Available in 27, 39, 51 and 63 inch lengths. Light Bronze Paint and Hand Painted Faux Alabaster also available.

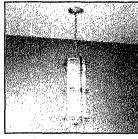
### **Modified Standard**

Custom

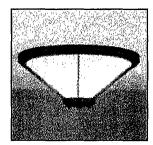
Standard



3700 • CONCORD (See page 52)



3707 • DARHEL (See page 50)



3701 • AVION (See page 94)

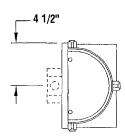


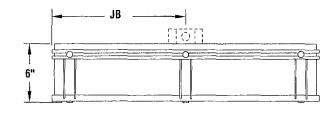
MODIFIED STANDARD (See page 290)

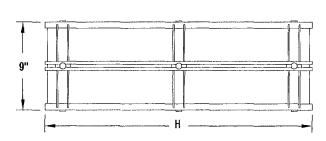
### Technical Data:

### 3705-27-WL

	Н	JB
3705-27	27 1/2"	13 3/4"
3705-39	39 1/2"	19 3/4"
3705-51	51 1/2"	25 3/4"
3705-63	63 1/2"	31 3/4"







### **Product Specifications:**

### Catalog #: 3705-WL

Lamping: (3705-WL-27 F)

3705-WL-39 F -3705-WL-51 F -

(2) F17T8/Med. Bi-Pin (2) F25T8/Med. Bi-Pin (2) F32T8/Med. Bi-Pin

3705-WL-63 F -

(2) F40T8/Med. Bi-Pin

Voltage:

120V or 277V

Lens Options:

OA: Opal Acrylic

FAH: Hand Painted Faux Alabaster FAH4: White Vein

FAH5: Antique Alabaster (Beige) FAH6: Gray Vein FAH7: Beige Vein FGH: Faux Glass

Finishes: Standard

BAL: Brushed Aluminum with Black Tape Details and

Polished Aluminum Knobs Light Bronze Paint with Brushed Texture, Black Tape Details, and Light Bronze Painted Knobs

Custom Custom Paint Finish (Consult Factory)

CMF: Custom Metal Finish (Consult Factory)

33 lbs.

STD: Standard Special: MOD: Modified Standard

Weight: 3705-WL-27 F: 17 lbs. 3705-WL-39 F: 22 lbs. 3705-WL-51 F: 27 lbs.

3703-WL-63 F:

### How to Specify:

EXAMPLE:	3705-WL-27	- <u>F</u> -	<u>120V</u> -	<u>0A</u> -	LBP -	ZID
Catalog Numbe	r					}
Lomping Option	) <del></del>				ŀ	
Voltage				1		Ì
Lens Option — Finish ———						
Special (STD or						

### **NOTES:**

- UL LISTED AND CUL APPROVED. (UL) (UL)
- . ALL WINONA LIGHTING PRODUCTS ARE UNION MADE.
- . CUSTOM SIZES AND FINISHES AVAILABLE UPON REQUEST.
- ALL FLUORESCENT FIXTURES AVAILABLE IN 120 VOLT OR 277 VOLT.
- . WINONA LIGHTING RESERVES THE RIGHT TO MAKE DESIGN CHANGES WITHOUT PRIOR NOTICE.
- . LAMPS NOT INCLUDED.
- · BALLAST INFORMATION: ELECTRONIC

TO USE AS YOUR SUBMITTAL FORM, SIMPLY PHOTOCOPY THIS PAGE, FILL IN YOUR SPECIFICATIONS, AND FAX SUBMITTAL TO (507) 452-8528. A WINONA LIGHTING SALES REP WILL RESPOND TO YOUR REQUEST. TYPE:

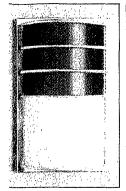
TO VIEW OUR LATEST FIXTURES, CURRENT SPECIFICATIONS, FEATURE PROJECTS, AND MORE, VISIT US ONLINE AT WWW.WINONALIGHTING.COM (FOR MORE INFORMATION ABOUT OUR WEBSITE SEE PAGES 346-349 FOR ALL THE DETAILS.)

# CGF Design

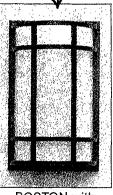
# AMERICANA Series

For more information on the Americana Series decorative sconces or any of our other fixtures, please contact us at:

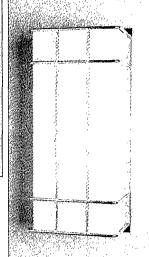
phone: 815-285-4044 | fax: 815-284-7160 e-mail: cgfdesign@gallatinriver.net



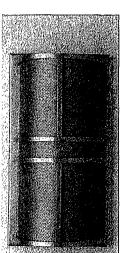
CHICAGO with black full PF



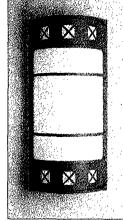
BOSTON with .-B<del>ronze</del> cage NATURAL BRUSHED ALUMINUM



LOUISVILLE with custom color Gold Cage



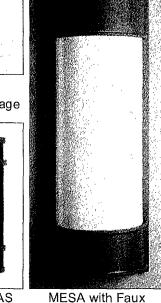
MORIS with full PF



**TEMPE** 

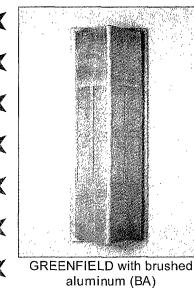


**Custom DALLAS** with custom color Fuchsia Cage and black full PF



CGF Design Inc.™ 3203 N. Wald Glenview, IL 60025

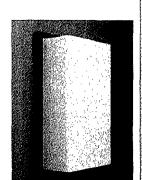
Alabaster Diffuser



### RECEIVED

DEC 27 2005

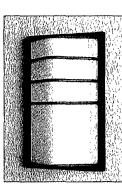
PLANNING DIVISION



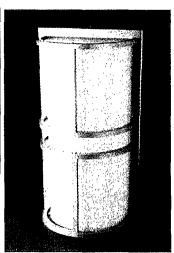
HILO



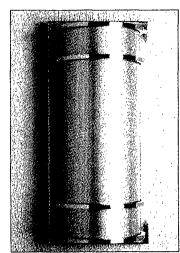
ATLANTA with red cage



**NEW YORK** 



**MORIS** 



ATLANTA with full PF



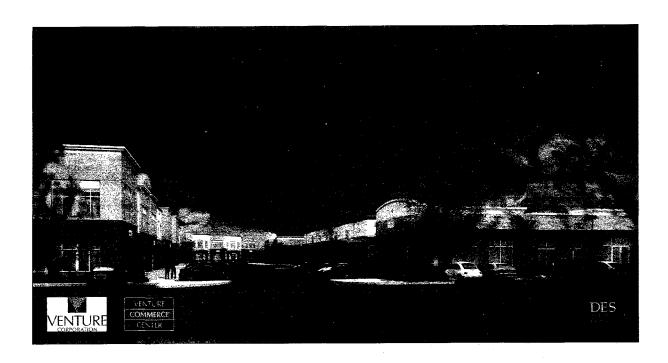












# **VENTURE COMMERCE CENTER**

1100 Cadillac Ct. Milpitas, California

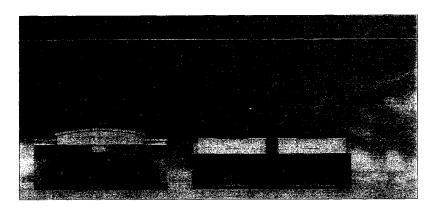
CITY OF MILPITAS, SITE & ARCHITECTURAL REVIEW revision 2

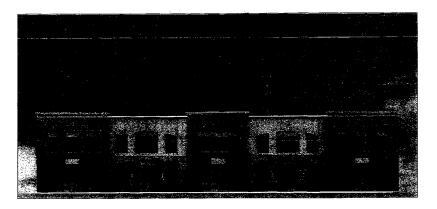


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DEC 2 8 2005

CITY OF MILPITAS PLANNING DIVISION







### **VENTURE COMMERCE CENTER**

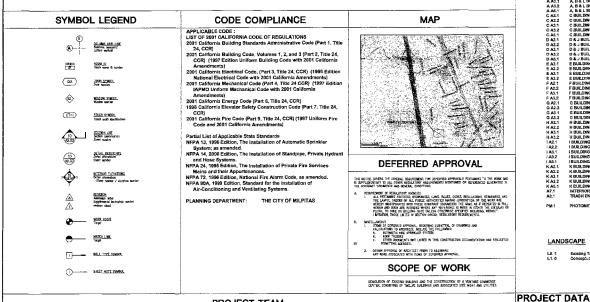
1100 Cadillac Ct. Milpitas, California

CITY OF MILPITAS, SITE & ARCHITECTURAL REVIEW



# **VENTURE CORPORATION** VENTURE COMMERCE CENTER

### 1100 CADILLAC COURT MILPITAS, CA 95035



### SHEET INDEX

### GENERAL

#### CIVIL

#### ARCHITECTURAL

ITECTURAL

PHOTOGRAPHIC BURNEY OF EXISTING SITE

STEEL PLAN HAN HAN PROOF PLAN

A. B. B. L. BULLDING ROOF PLAN

A. B. B. L. BULLDING ROOF PLAN

A. B. B. B. L. BULLDING ROOF PLAN

C. B. B. BULLDING ROOF PLAN

C. BULLDING PLAN PLAN

C. BULLDING PLAN

C. BULLDING COOF PLAN

C. BULLDING COOF PLAN

C. BULLDING COOF PLAN

D. BULLDING PLAN

D. BULLDING SECTION B.

D. BULLDING SECTION B.

D. BULLDING ROOF PLAN

D. BULLDING SECTION B.

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D. BULLDING SECTION B.

E. BULL

H BULLDING FLOOR PLAN
H BULLDING SCOP PLAN
H BULLDING SELYATIONS
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H BULLDING SECTIONS
I BULLDING SECTIONS
BULLDING SECTIONS
E BULLDING SECTIONS
E

K BUILDING ELEVATIONS
K BUILDING SECTIONS
K BUILDING REFLECTED CEILING PLAN
INTERIOR DETAILS
TRASH ENCLOSURE DETAILS

PHOTOMETRIC

### LANDSCAPE

Existing Tree Inventory Conceptual Landscape Plan

399 BRADFORD STREET REDWOOD CITY, CA. 94063



**VENTURE** CORPORATION 600 Miller Avenue Mill Valley, CA 94941

### **VENTURE** COMMERCE CENTER **MILPITAS**

1100 Cadillac Ct. Milpitas, CA 95035

TITLE SHEET

28SUE DAYER.	STE NO MOTTERNAL FORM TOLLY STE NO MOTTERNAL ROOM (MINOR) !		
	SIE ARD ARCHITETHAN, RYNEN 194600 2 12 STAN		
DRAWN BY:	RICK GARGIA		
REDAIDMED BY:	RALPH LE ROLLX		
APPROVED BY:	STEVE MINCEY		
DES PROJECT NO	9613.01		

G0.1

### PROJECT TEAM

VENTURE CORPORATION 608 MILLER MILL VALLEY, CA. 94941 PHONE: 415.381.1600 FAX: 415.381.6285 CONTACT: MARK HEAVEY

ARCHITECT:

DES ARCHITECTS + ENGINEERS DES ARCHITECTS + ENGINEE 399 BRADFORD STREET REDWOOD CITY, CA. 94063 PHONE: 650.364.6453 FAX: 650.364.2618 CONTACT: RALPH LE ROUX

CONSTRUCTION LUSARDI CONSTRUCTION 700 ALFRED NOBLE DRIVE HERCULES, CA. 94547

> DES ARCHITECTS + ENGINEERS 389 BRADFORD STREET REDWOOD CITY, CA. 94063 PHONE: 650.364.6453 FAX: 650.364.2618 CONTACT: TOM PARRISH GRAHAM GUEDON

CIVIL ENGINEER:

LANDSCAPE

KIER & WRIGHT 1233 QUARRY LANE, SUITE 145 PLEASANTON, CA. 94566 PHONE: 925.249.6555 FAX: 925,249,6563 CONTACT: CHUCK McCALLUM

DES ARCHITECTS + ENGINEERS 399 BRADEORO STREET PHONE: 650.364.6453 FAX: 650.364.2618 CONTACT: BILL SOUTHARD

2355 RESEARCH DRIVE PHONE: 925,371,5900 FAX: 925 371 5915

ENVIRONMENTAL CIRCLE POINT ENGINEER: 135 MAIN STRE 135 MAIN STREET, SUITE 1600 SAN FRANCISCO, CA. 94105 PHONE: 415.227.1100 EXT. 38 CONTACT: MARY BEAN

CONSULTANT:

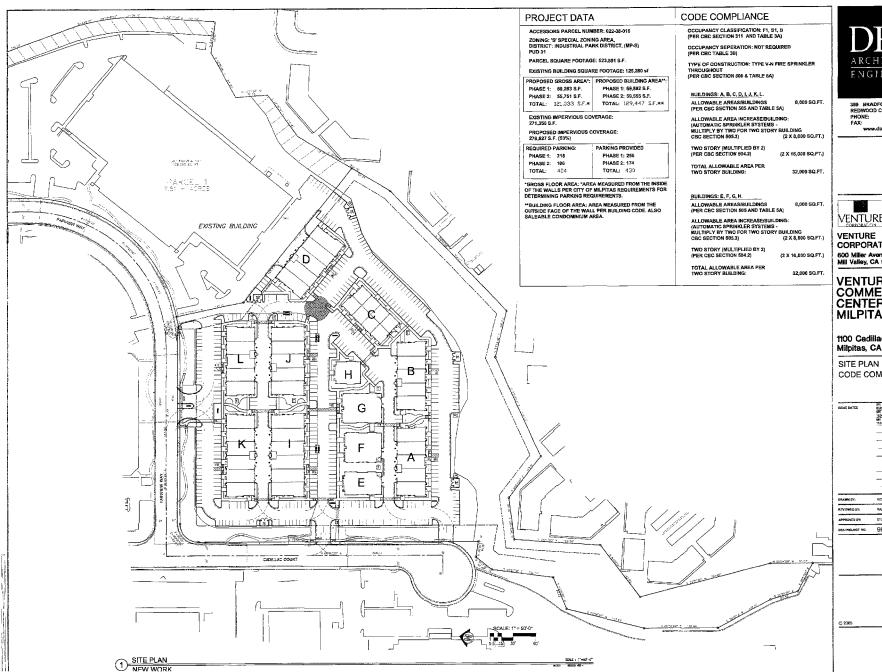
SUPERIOR ELECTRICAL ADVERTISING, INC. 1700 WEST ANAHEIM ST. LONG BEACH, CA. 90813 PHONE: 562.495.3808 FAX: 562.435.1867 CONTACT: CYNTHIA LIMA

TRAFFIC CONSULTANT:

**FEHR & PEERS** 100 PRINGLE AVENUE, SUITE 600 WALNUT CREEK, CA. 94596 PHONE: 925.930.7100

KEY PLAN | Floor | Floor Canado | Floor Floor Canado | Floor Floor Canado | Floor Floor Canado | Floor Fl

ONE





399 BRADFORD STREET REDWOOD CITY, CA. 94063 PHONE: (650) 364-6453 FAX: (650) 384-2618 www.des-ae.com

VENTURE

VENTURE CORPORATION 600 Miller Avenue Mill Valley, CA 94941

**VENTURE** COMMERCE CENTER **MILPITAS** 

1100 Cadillac Ct. Milpitas, CA 95035

CODE COMPLIANCE

ISSUE DATES	STE NO ANTENNA STATE		
ISSUE DATES	SIE NO MOTORINA SUCE PARCE !		
	125420		
	SET AND ADDRESS OF PARTY PRINTED 2		
	1223.05		
DRAWN SY:	RICK GARCIA		
REVENUE SY:	RALPH LE ROUX		
APPROVED BY:	STEVE MINICHY		
DES PROJECT NO.	9613.01		

G0.2

### Venture Commerce Center Image Objectives The purpose of the signing program is to conside that the integrity of the signinge for Vectora Commerc Comer is presented with dispersy and considery while maintaining displaces that others consistency throughout the

These Suidelines are established for Owner, Composites and Users at Venture Commance Convents provide a conditioned graphic system that course estudies information in a distinctive and destinentally plansing marrier. The visual consistency created by the criteria minimizes confusion and promotes on image of quality, which aites of all the individual establishments within Venture Commerce Center.

The Guidelines establish minimum standards that one reasonable and equilable while providing sufficient riselfalling to economicate the User's used to be recognized and marketable, to reflect each retail about User's graphic postatypes, and to encourage material invariation.

It is the responsibility of each Denier and/or then to submit design drowings of the proposed sources to the and a temporously of extensions or yet a loss in subject to the proposed agreement in Ocean and to be off all highlists for opposition to the institution of only specific. The proposed agreement endounced a graph of designers and promotional agreement and only the control of the proposition of productions as staging for commands, and in the last decisions will only be concilered if the oresist supports to be present the quality standards so furth the last.

### A., Portray a Unique Visual Business Retail

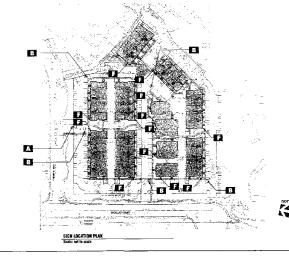
- B. Provide Effective and Solis Vahiculor
- Identify Ventuse Gammeros Center as a Single Lam by the Use of Caraktest Calor
- E. Enhance Property Arreigh Occity Poblication and Installation of All Sign Devices.

### **VENTURE COMMERCE CENTER**

Milpitas, California









All sign decase of Vertage Commerce Curve one cercorded by these Signaps Guidelines. The Guideline will contribute to the Modeling and Mercolin control that Vertage Commerce Gentley, and Torse been confolly phasmal in enhance the exposeding approximate for users, and in respect to the Enough Objectives of the Vertage Commerce Center and the quite

The sign standard section reviews the types of signs allowed and their form, materials, colors and placement

Signage of Westure Commerce Center must be developed within the Venture Commerce Centus Signage Guidelines and Specified to the Applicational Committee (the "Committee") of the Venture Committee Center Discrete Association (the Massociation) for architectural seview and approved point to the submitted.

The Property Human is represented for final distrusivements of the Guidelmas, and on their discussion, may makely them to commenced to the research such extension of the commenced control of the contro

Submittal preparaments - Drowings are to depict limiter size, style and order, fabrication, estadopent and power supply mathers, crossell schools are disconsisted and building elevations to scale districting agreegy placement firming as scale 1/3 := 1.0%.

In its to excepture's committing to have appropriate and complementary signings. Therefore, conformation in the motion as well as the wanting of the Goldekins is critical to the success of the program.

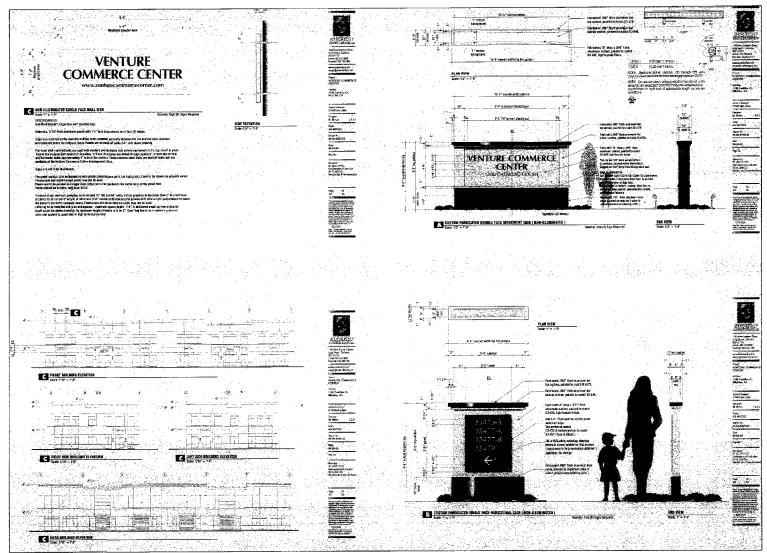


### **VENTURE COMMERCE CENTER**

Signage Sheet 1

CITY OF MILPITAS, PLANNING DEPARTMENT SITE AND ARCHITECTURAL REVIEW



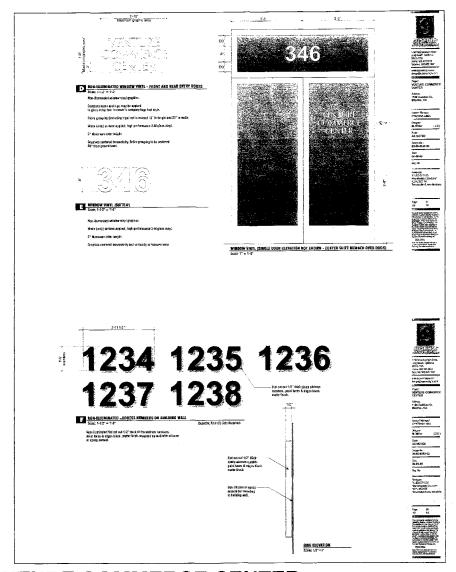


### **VENTURE COMMERCE CENTER**

Signage Sheet 2

CITY OF MILPITAS, SITE & ARCHITECTURAL REVIEW

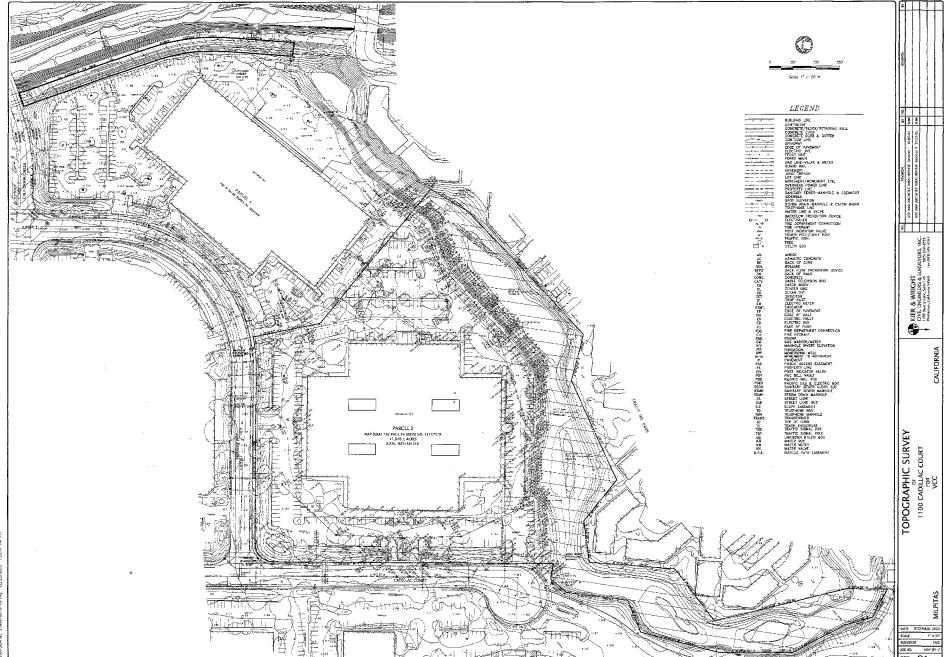




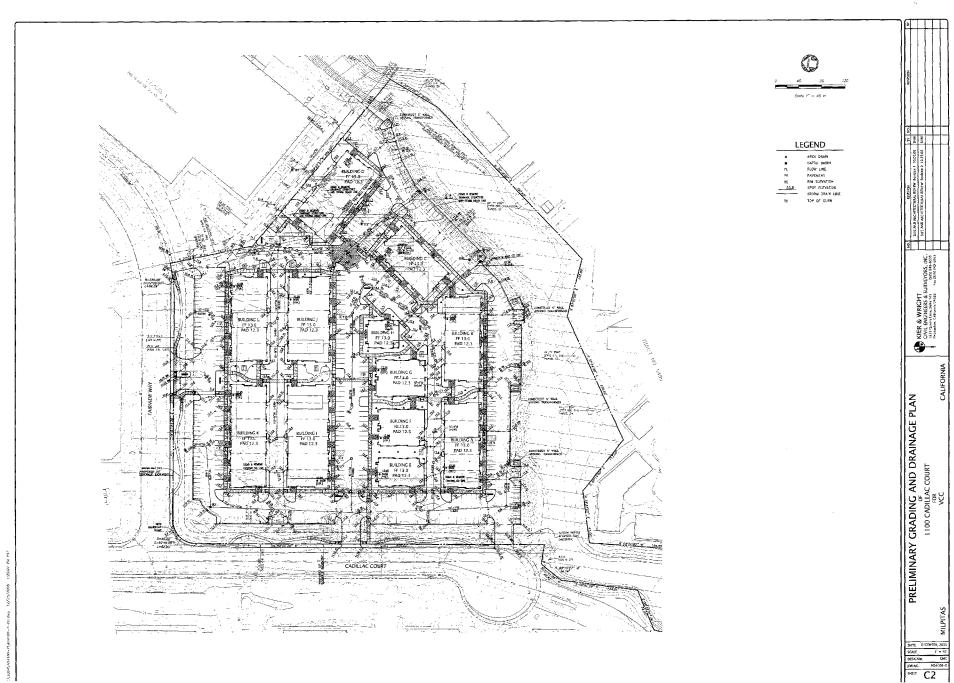
### **VENTURE COMMERCE CENTER**

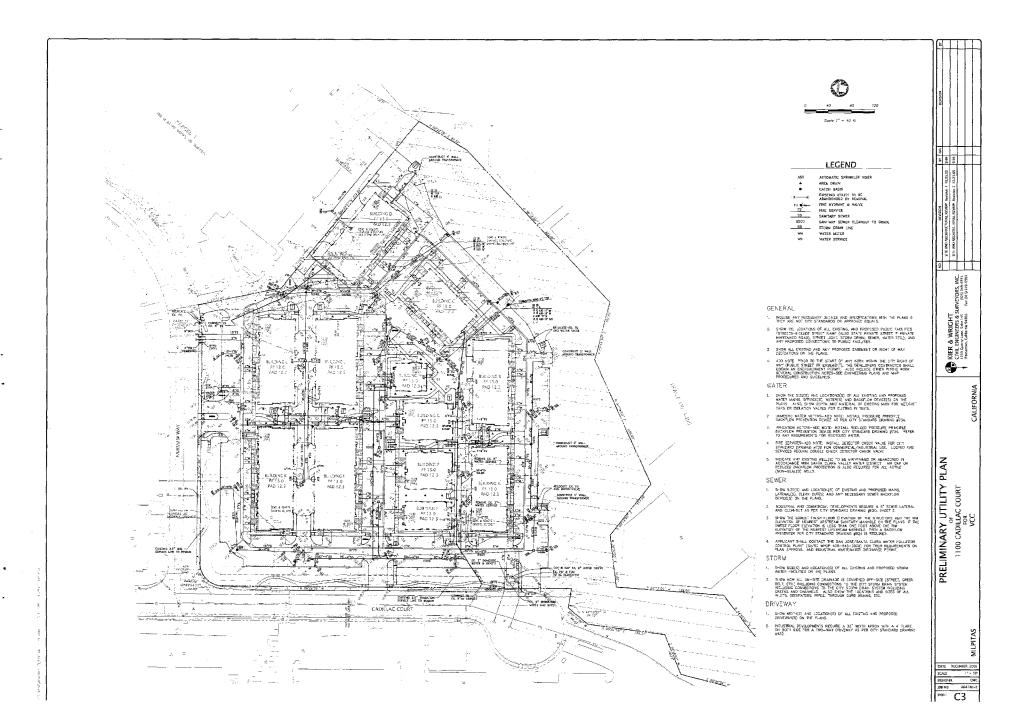
Signage Sheet 3
CITY OF MILPITAS, SITE & ARCHITECTURAL REVIEW

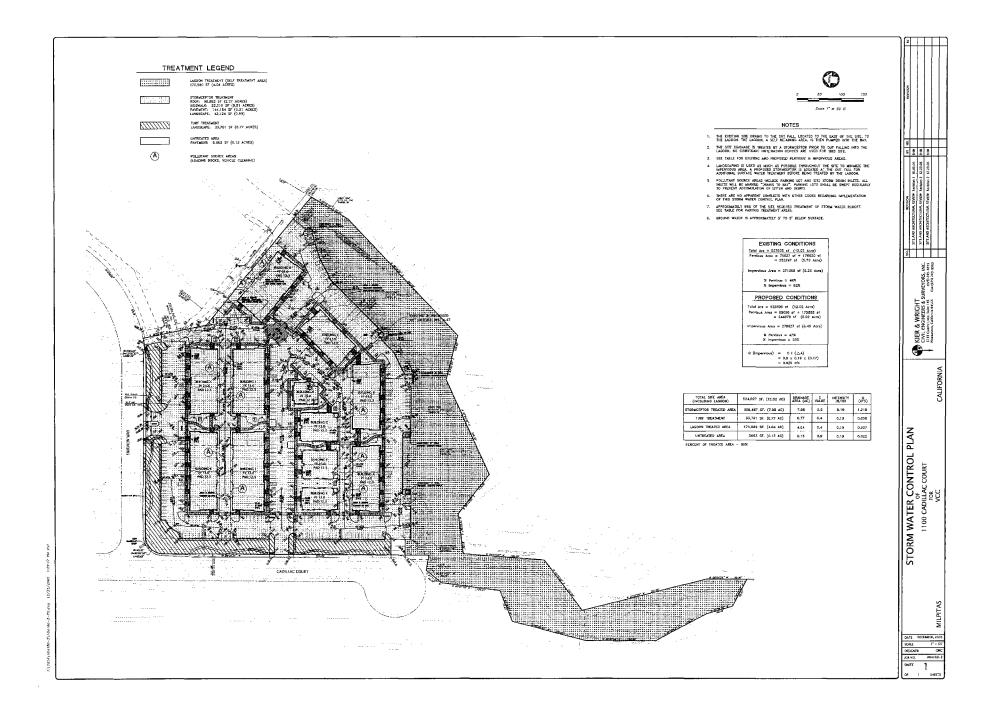


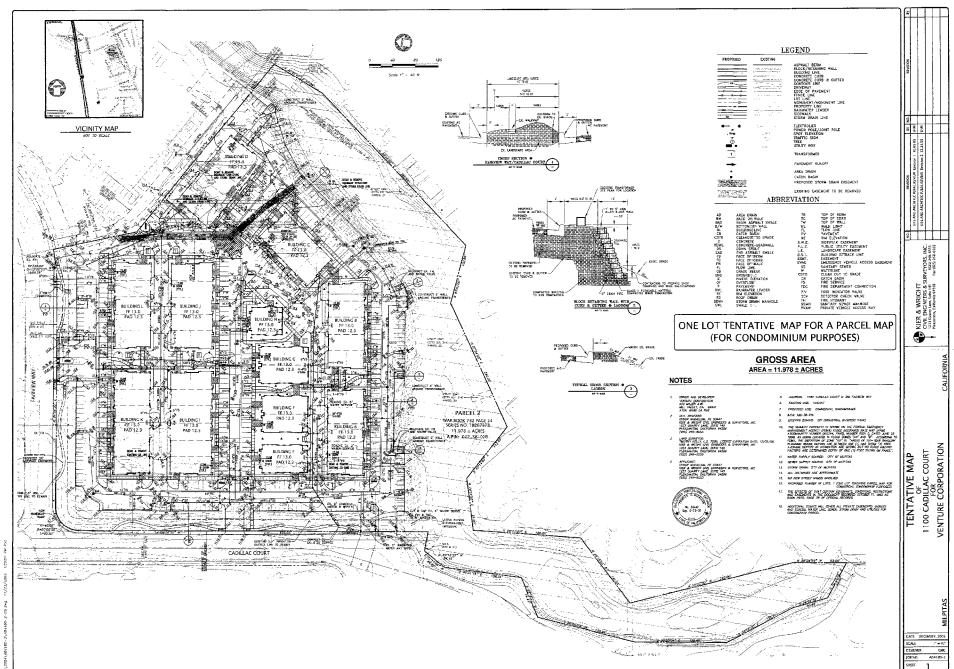


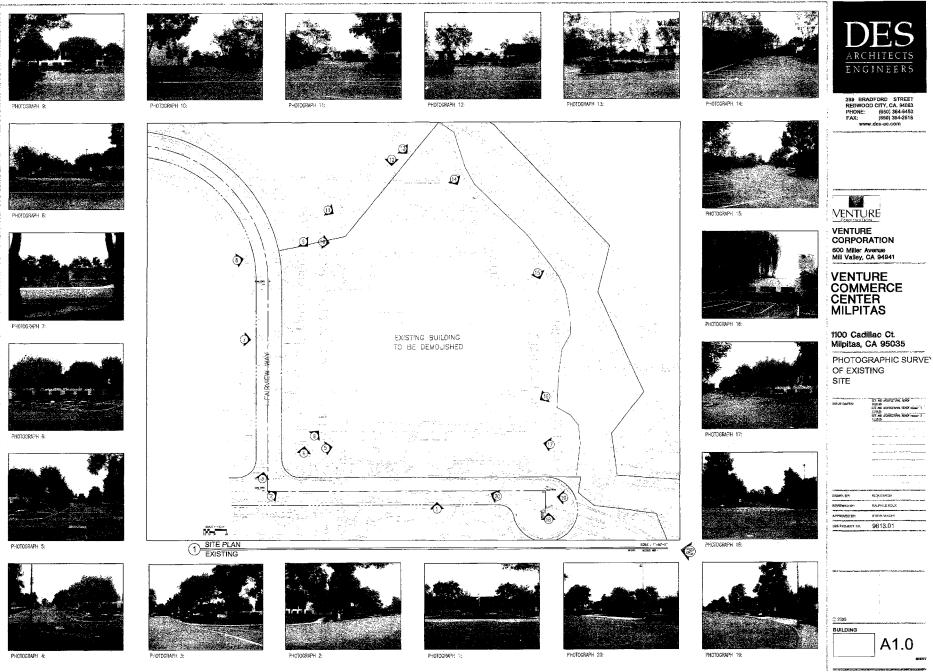
1,404182 2\404180-2-PG:04g 12/23/2005 1;29:01 PM



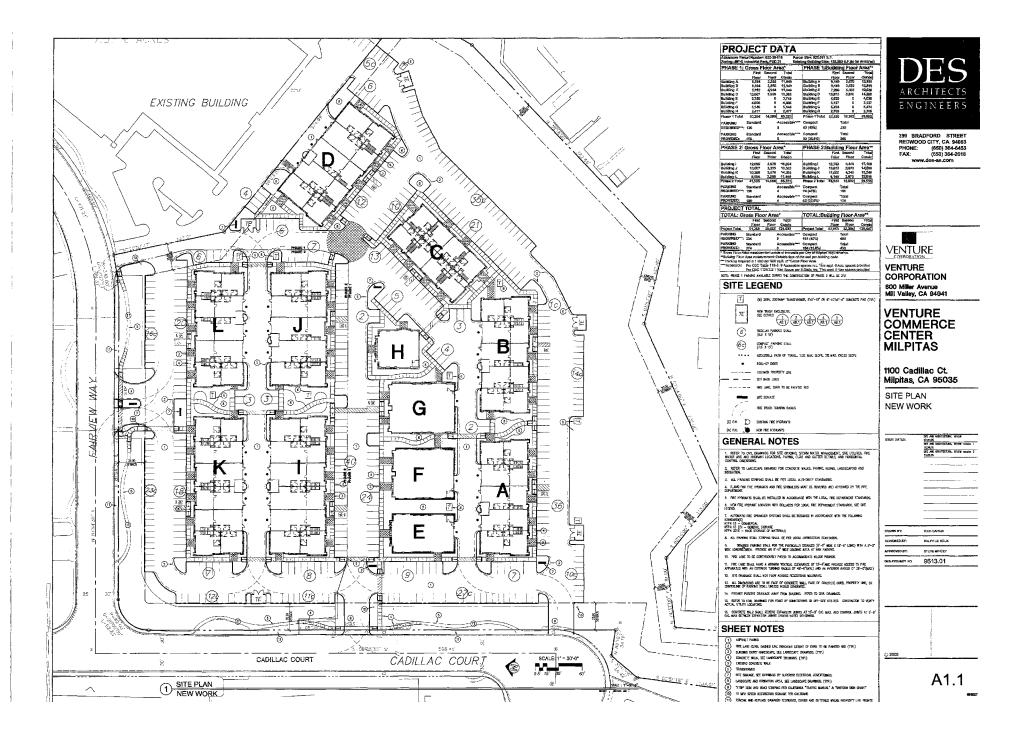


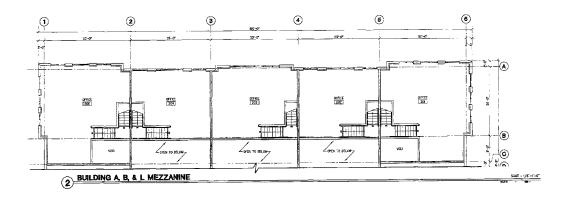


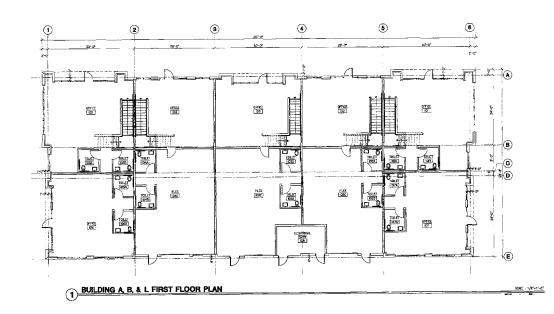




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### **GENERAL NOTES**

- 1. ALL DARPHENONS ARE TO FACE OF CIVEN. FACE OF CONSISTE OR MASONITY, FACE OF TRANSIC OF CONSISTENCE OF GROWING UNIQUES MOTEON OFFICENCE.
- 2. FINISH FLOOR ELEVATIONS WE TO TOP OF CONCRETE, UNLESS NOTED OTHERWISE
- 4. ALL CONSULT PIPMS IN SLECTRICAL ROOM TO BE CONCEALED WITHIN THE WALL

- 13. AL DITS DUAL KING DIT SOKS AND ALL BLAD CORRORS THEIR SHILL KING IMPETED.

- PACE JOHN F.O.C. - FACE OF CONCRETE

### **SHEET NOTES**

### **KEY PLAN**





399 BRADFORD STREET REDWOOD CITY, CA. 94063 PHONE: (650) 364-5453 FAX: (660) 364-2618 www.des-ae.com



VENTURE CORPORATION 600 Miller Avenue Mill Valley, CA 94941

### VENTURE COMMERCE CENTER **MILPITAS**

1100 Cadillac Ct. Milpitas, CA 95035

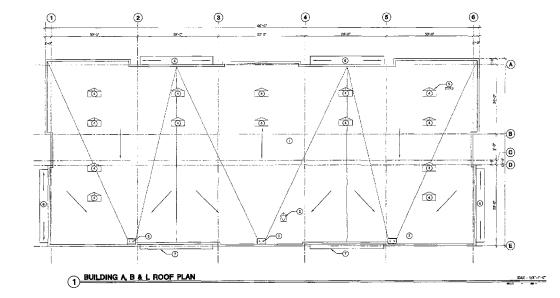
BUILDING A, B & L FLOOR PLANS

STRUCT DATES:

DRAWH SY:	R:DK GARGIA
REVIEWED BY:	RALPH LE ROLX
APPROVED BY:	STEVE MINCEY
DES PROJECT NO.	9613.01

STE NO APOSTCIANE, NOTES
STENS SCHOOLSELEN, STANS CONTES
STENS ACCRETION, STANS CONTES
STENS ACCRETION, STANS CONTES
10.200 ACCRETION, STANS CONTES
12.2705

BUILDING A,B&L A2.1



# ENGINEERS

**GENERAL ROOF NOTES** 

2. MEDIANGAL AND PUNISHER EQUIPMENT PLATFORM BUIERSONS SHALL BE A MANUAL OF 8 ROSES ABOVE ACADEMY ROSE SENATOR.

- 3. Added discount the root same of restricts to'—"o from Med terminated 5'—o" above any present all interests.
- 4. LEAD FLASHING TO BE USED AT ALL BOOF DRAIN AND CHRISLOW PENETRATIONS. 5. SEE FLIMBING DRAWNESS FOR ALL ROOF DRAIN SIZES.
- 6. ALL ROOF SUPFACES SHALL SLOPE AT A MINISH OF X NOW PER FOOT IN ALL DESCRIBES.
  CREATER SHALL BE USED ON THE HIGH SIZE OF ALL SOUPHERF PLANTINGS.
- 7. SEE STRUCTURAL PRANTICS FOR BOOF FRANCE.
- 9. ORBET: SYNLIGHT / SMOKE HATCH HINDES TOWARD THE PREVALING WIND.

(0. ALL NOMECT MATE PHING ON ROLF SHALL BE TIPE "L" COPPER ATLANTED BY PPE STAPP, MATED TO 2 X 4 REDINGO BLOCKIN. BLOCKING SHALL BE SIT IN MASTIC AT 61-0" D.C. PPING SHALL BE SIT IN MASTIC AT 61-0" D.C. PPING SHALL BE SIT IN MASTIC AT 61-0" D.C. PPING TO AT RESTALLED PARALLE MAY PROPERCIOUSE TO MADINE CONTROLLED. 11. ALL ROOFING SHALL BE DESCRIED AND INSTALLED IN ACCORDANCE WITH LOCAL CITY ACROSS MICH DESCRIPTION ACCORDANCE.

12. PETER TO STRUCTURAL DAMPNICS TO CONTINU ROOF BEVALUES.

13. ALL ROOF ELEVATIONS INDICATE BOTTOM OF SHEATHAND FROM PAYSHED ROOF, DATAM ELEVATION OF-O". SEE STRUCTURE, DRAWNES.

14. ROOFING: U. CLASS I — FINE RETARGANT RATING AS MANUFACTURE BY GAF, MANVALE OF EDUAL

15. DASPELOW SCLIPPING SHALL BE 5 THES THE AREA OF THE ROOF DRAIN BAST, LICENTIA 2' ABOVE THE LOW POWT OF THE ADMICINIT PRESSED SOOF FOR 190 SEC. 1504.1.

399 BRADFORD STREET REDWOOD CITY, CA. 94063 PHONE: (650) 364-6453 FAX: (650) 364-2618 www.des-ae.com



VENTURE CORPORATION 600 Miller Avenue Mill Valley, CA 94941

### **VENTURE** COMMERCE CENTER MILPITAS

1100 Cadillac Ct. Milpitas, CA 95035

BUILDING A, B & L ROOF PLANS

	BSUE DATES:	ST AN ACCRETION ROOM GUILD STE AN ACCRETAN, FORS WAS
		10,04.05 Site and and received, itself revise
SHEET NOTES		itinu

DRAWN SY: RALPH LE ROUX APPROVED BY: STEVE MINCEY 9613.01

### **KEY PLAN**

BECOTATIVE METAL CANO

(7) METAL CANOPY

() BUILT-UP ROOFING (2) NOOF HATCH

(5) GROSET

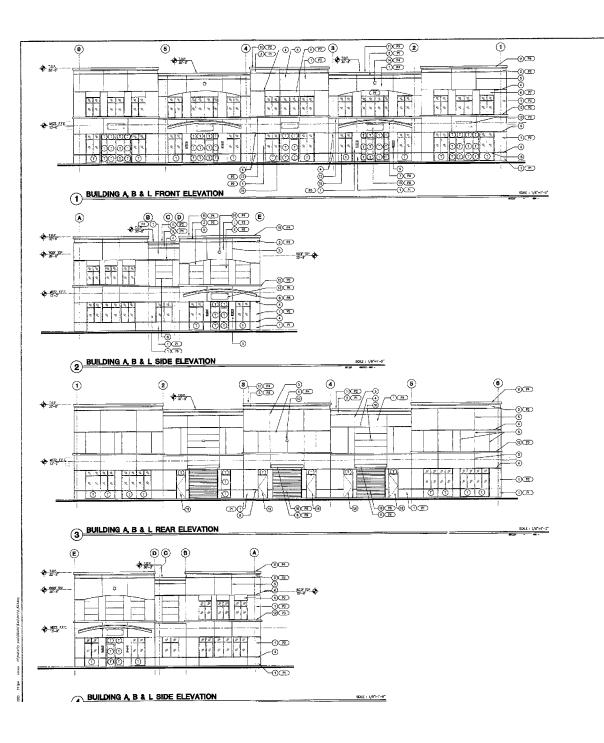
3 ROOF SUMP IS CHEEPELON DRAIN

BOOF WITHFUL MEETPANICAL EQUIPMENT, SEE MECHANICAL DISABILICAL



BUILDING

A,B&L A2.2



- TRAPPERED SLASS
- VSION BLASS



399 BRADFORD STREET 399 BRADFORD STREET REDWOOD CITY, CA. 94063 PHONE: (650) 364-6453 FAX: (650) 364-2618 www.des-ae.com

### **GENERAL NOTES**

- 1. GLASS AND GRAZING SKALL COMPLY WITH THE RECORDERATES OF COC CHAPTER 24.  $2.\,$  class and glazint subject to maken separat soull contone with CBC section 2408 and tables 24–0. And 24–0.
- $\mathbf x$  each light shall hear the manufacturer's label designation the tigh and tendences of the class (dec sec 2462)
- A. CLUSS IN MINOR MALLS, SYNLAMS, KOONS AND OTHER EXTENSIVE MYPLOXIBLES SMALL BE CHEESE FOR WITHOUTH HE LANDS FOR CLASSIVE AS SET FORTH IN DUE CHAPTER 10, MATE IS SET 2003. DEED NO 10 585 T A WILL DUE OF 25 FOR TO STREEMEN MANAGEMENT TO STREEMEN MANAGEMENT TO STREEMEN MANAGEMENT FOR MAPPOLIS
- TO THE PROMINE WHEREOUS FOR EACH BENEFICIAL BLASS PAINS SHICL BE RESOURCE SO THE DETILIZION PROPUNDENTAR TO THE BLASS PLANE FIRST HEREODY AVEC OF THE CLASS BLASS LIGHTLY OF THE PROPURE SEES, HEREODY SAME SAME OF THE MASS AND PROTITE OF HERAL LIAM WHEN THE LIAMS ARE COMERNED AS SPECIFIED IN SECTION MASSAS (SIGN SEC, 2044.2)
- 8. HELD MEASURE ALL CHEMINGS PRIOR TO FARRICATION 9. A CONTRACTO OF COMPLIANCE MEET SE PROVIDED FOR ALL EXTERIOR MINDOWS.
- BOAL BOTTOM OF MULICIA

### SHEET NOTES

- SOMEWICED COMPRETE 11.5-UP PANEL, SEE STRUCTURAL DRAWNESS
- CONCRETE THEY-UP PASSE JOSEL SEE STRUCTURAL DRAWNSS
- 3" DEEP RECESS 2" WOE BY IT DEEP NEVEA.
- 2" 100255
- DESCRIPTION WETA, CANDPY, SEE DETREE 7/481, 8/481, 8/481
- DEPOPATION WAS -- MORROWS I TRUTH PERSONS SINCE SECTION AS DRAWNESS
- WALL-MOUNTED HIGHT FTOTURE, SEE BLECTROOK DRAWINGS
- SHEET-METAL COPING FORM TRIM
- NATURAL ANGLESS ALLIMINA PROPERTY SIGN, 6"-6"42"-0"
- IC" DIMETER FORM MILITARS
- ANYOND ALLMANA SURFERENT CLACING SYSTEM, RECESSED 4" DACK FROM PAREL EDGE, TYPICAL
- WERTICK: ROLL-UP DOOR
- (T) METAL PAREL (B) HOLION METAL DOOR

### EXTERIOR FINISH SCHEDULE

	DOLOR PALETTE 1			
eer.	DESCRIPTION	REFERENCE	CC_0R	MANUFACTURER
æ		453	MONTEREY CLIFTS	103
(P2)		591	CTY SCAPE	lici .
æ		611	SEA BITT CAEA	IC .
Œ		719	PLLAR	IC
(B)		594	HISTORIC TAN	103
Œ		204	CHESTRAT	123
<b>E</b>		1463	READX SABLE	10
(98)	SHELFHORNED METAL	59.373	TALPS	TP MATES CARLAN

### **KEY PLAN**





VENTURE CORPORATION

600 Miller Avenue Mili Valley, CA 94941

### **VENTURE** COMMERCE CENTER **MILPITAS**

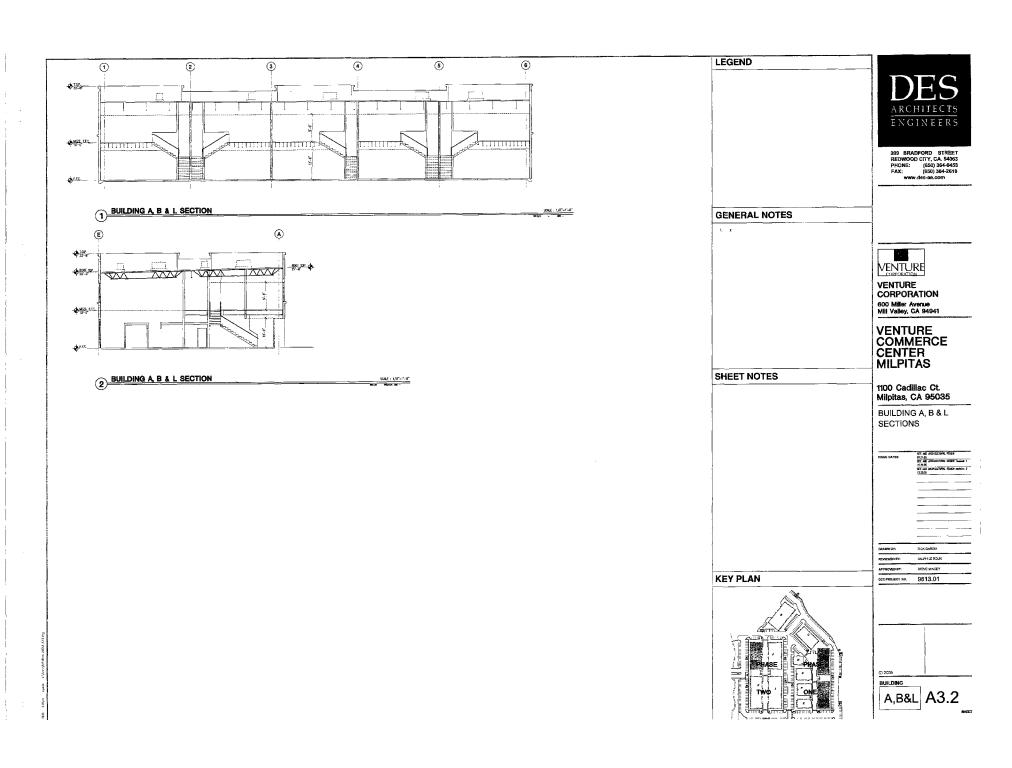
1100 Cadiliac Ct. Milpitas, CA 95035

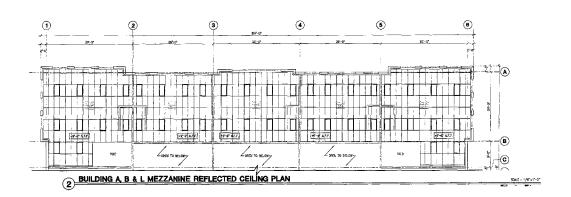
BUILDING A, B & L **ELEVATIONS** 

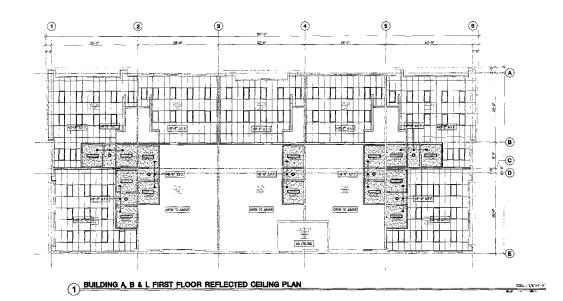
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DRAWN BY:	RICK GARCIA		
REVIEWED BY:	RALPH Us RCUX		
APPROVED BY:	STEVENIKCEY		
DES PROJECT NO.	9613.01		

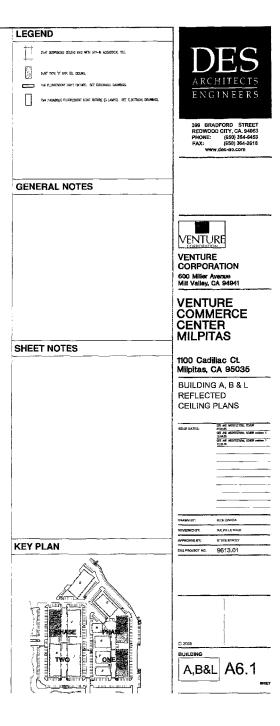
BUILDING

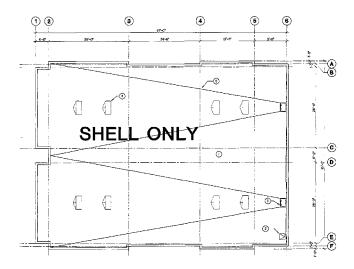
A,B&L A3.1











1) BUILDING G ROOF PLAN

### LEGEND



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### **GENERAL ROOF NOTES**

1. CONTRACTOR SHALL MERTY SIZES AND LOCATIONS OF ALL MEDIANDOL EXEMPLIES FLATFORMS AND RESEST POMER, METER AND DEAST LOCATION AND REVIEW RECEIPMENTS WITH EACH CONTRACT FOR PROCESSOR SHALL DESCRIPTION OF THE METERS. CHARGES TO ACCOMMENDATE FIELD CONTRACTS OF MATERIAL SPECIAL SPECIAL DESCRIPTIONS SHALL BE MADE WITHOUT ACCOMMEND. CHARGE TO CHARGE

2. METHORISH AND PLUMBISS EQUIPMENT PLATFORM DIMENSIONS SHALL BE A MEMBER OF  $\delta$  INDES ASPICE ADJACENT ROOF EXHIBITION. I. Whits theorem the roof shall be installed to "to from and depending of—" above any resent an evidence.

4, LEAD PLASHING TO BE USED AT ALL POOF DRAW AND OWERFLOW PENTERATIONS

5.~985~96.1009000~193400.000~6000~01, 10000~010435 <math display="inline">92255.

6. All roof servaces shall supplied a marker of  $\hat{\mathbf{x}}$  inch for foot in all dreitions. Orderes shall be used in the high subject all equipment fraveness.

7. SEE STRUCTURAL DRAWNISS FOR BOOF FRAMEN.

6. SEE INCOMMICAL DRAWN'S FOR INVAC EQUIPMENT, SIGNEY, AND PENETRATERI LOCKTONS. 9. ORBINT SKYLIGHT / SMOKE HATCH HINGES TOWNED THE PREVALING WIND.

10. ALL NOTIFIET PASTE PRINC ON BODE SMALL BE TYPE "L' DIFFER ATRICHED BY PRE-STRAFF MAND TO 2 \*\* 4 RESPOND RECORDE. BECOMES SMALL BE SET IN MASTIC AT 6-6" D.C. PRINC SMALL BE SERVE AND TRIMMATH AN MAYONOMED RECOFFICE. PRINC TO BE RESIMILID PARKLES AND PERFORDICEAR TO RELIGIOUS ELEVATRICS.

11. ALL ROOPES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH LOCAL CITY ARRESTS  $100\,\mathrm{MeV}$  accordances.

12. REFER TO STRUCTURAL DRAWNOS TO CONFIRM ROOF BLEWTONS.

1.1 ALL ROOF REVAPONS MINICATE ROTTOM OF SHEADING FROM PHISHED FLOOR, DATUM REPARTOM 0"-0". SEE SPECTERIAL SHAMMOS.

14. RECEDIO: UL CLASS 1 - PING RETARGUANT RATEG AS MANUFACTURE BY CAF, MANAGLE OR FEMAL.

16. Oversion souppers shall be 3 times the area of the root drain injet, located 2' above the low point of the adjacent finished root for coccessions.



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### **VENTURE** COMMERCE CENTER **MILPITAS**

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BUILDING G ROOF PLANS

### SHEET NOTES

- 1 SULT OF ROOFING
  2 ROOF HATCH
- 3 HOOF SINE & OVENUE DW DRAW
- (4) ROOF MOUNTED MECHANICAL EQUIPMENT, SEE MECHANICAL DRAWNES
- (S) CHARLET
- (E) DESCRIPTIVE METAL CANOPY
- (7) WETR, CHMOPY

### **KEY PLAN**

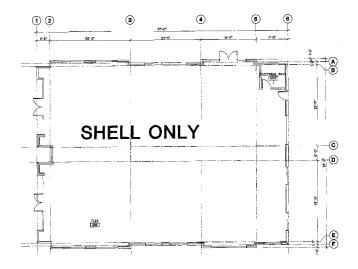


RALPH LE ROUX

SEE MED ARTHSTEINE, ECHTE OLLIGE SEE MED ARTHSTEINE, ECHTE Holton 1 100A/6 SEE ARTHSTEINE HOME HAND 2 122A/5

APPROVED BY: SYEVE MAKEEY оев риолест но. 9613.01

BUILDING G



1) BUILDING G FIRST FLOOR PLAN

### LEGEND



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### **GENERAL NOTES**

5. ALL DIMENSIONS ARE TO FACE OF CURS. FACE OF CONCRETE OR MASSING, FACE OF FRAMENC, OR CONTRIBUTION OF ORD LICEUS NOTES OTHERWISE.

2. PAUSE FLOOR ELECATIONS ARE TO TOP OF CONCRETE, LINESS NOTED CITEMPNE. S. CEREAL CONTRACTOR SHALL MANTAN THE LIB STE IN A CLEAR AND ORDERLY CONDITION, NEET OF CERES AND LITTER. I FROM CONFLETON, ALL CONTRACTORS SHALL PRIVATE HERE TRASS AND OCERS FROM THE PRILETS. ALL ARMS TO BE BROOM DEANER.

4. ALL CONDUIT PIPMS IN ELECTRICAL ROOM TO BE CONCEASED WHIRE THE WALL CONSTRUCTION.

9. PREPARE ALL FLOOR SURFACES AND WALLS AS REQUIRED TO RECEIVE FRENESS.

10. FROMEN AND INSTALL IN CHARGE CALVANEZED BETAL WALL BACKMEN AT MINISTAL HALLMONE, LIMITIDES, DOOR STOPS, HANDING WALL EXHIPMENT, ETC. VERFY EXACT SMOORS LOCATIONS PRIZE TO DESCRIBATION.

CONTRACTOR SHALL WESTY SET AND LOCATION OF DILCT OPENINGS AND PLIMBING RIPS WITH REFORMACIA STRUCCULTURATION SEFORE FRANCE OPERINGS IN WALLS, PLOODS, ROOT, STD.

THE MALE PROPERTY OF STREET CHARACTERS OF STREET WHILE STREET STALL STREET, STALL STALL STREET, STALL STALL STREET, STALL STREET

F.D.C. = FACE OF CONCRETE

SHEET NOTES

## VENTURE

#### VENTURE CORPORATION

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### VENTURE COMMERCE CENTER **MILPITAS**

1100 Cadillac Ct. Milpitas, CA 95035

BUILDING G FLOOR PLANS

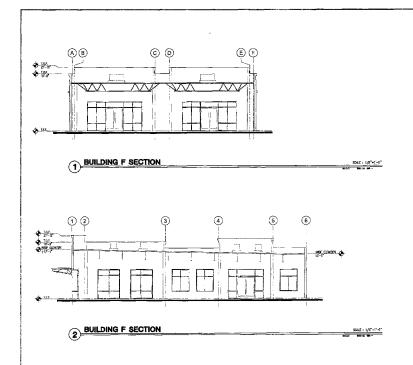
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ORAWN BY:	RICK SARCIA

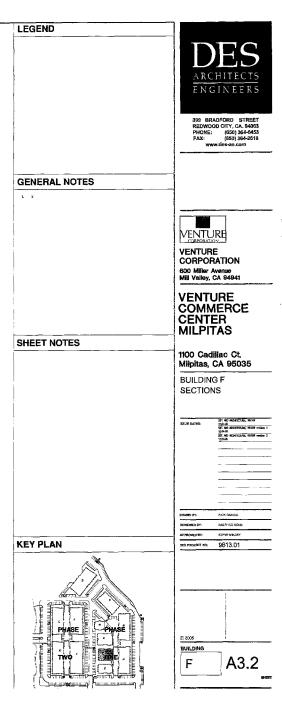
### **KEY PLAN**

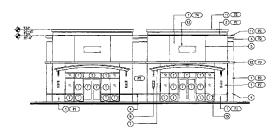


STEVE MINCEY 9613.01

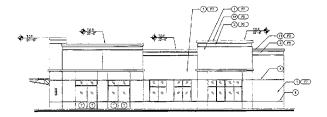
> © 2005 BUILDING G



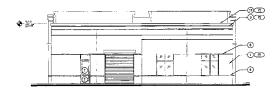




1 BUILDING F FRONT ELEVATION

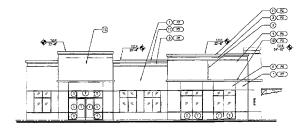


2 BUILDING F SIDE ELEVATION



3 BUILDING F REAR ELEVATION





BUILDING F SIDE ELEVATION

LEGEND

(T) TEMPERED CASS

NSION GLASS



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### **GENERAL NOTES**

- 1. GLASS AND GLASSIS STALL COMPLY WITH THE RECORDERANCES OF CIRC CHAPTER 24.
- 2. GLASS AND GLASKIC SUBJECT TO RUMAN MPACT SMILL CONTORN WITH ORC SECTION 2406 AND TABLES 24–0 AND 24–0.
- 4. CASS IN WIGHON MULES SCHUCKES, DODES AND OTHER EXTERNE APPLICATION, SHALL IN COCKETS TO MINISTRAIN THE TLANGE FOR CLARGES AS SET FORTH IN ONE CHAPTER 18, PART I DECEMBER OF 252 AND 18, 1955 AND 1955 AND 1950 OF 20 PS. STRENGEN MARKETHER TO DECEMBER AND DETAIL CONCEINS TO STRUCTURAL LIGHTESTS AND SHART TO STRUCTURAL LIGHTESTS AND SHART TO STRUCTURAL LIGHTER AND MINISTRAIN FOR APPROXIMENT FOR APPROXIMENT.
- ${\bf 2}$  . The area of an individual light shall not didded the limits as set forth in graph 24-1
- E. IEASS SHALL IE FRANCY SUPPORTED ON ALL FOUR EDGES (CRC SEC. 2401.1).
- A SECOND MAN EMPIRED THE SECOND MOTION, CLASS PRICE SHILL BE CORNACTED SO THE SECOND PROPERTY OF THE CLASS FLARE SHILL BY TOUGHT JATES OF THE CHASS GOVE LINCOLD BY THE PROPERTY CLASS FLARE SHILL BY TOUGHT JATES OF THE CHASS GOVE LINCOLD BY THE CHASS AND CONSISTED AS SECOND IN SECOND AND THE CORNE OF SCHOOL LINCOLD WENN THE LINCOLD AND CONSISTED AS SECOND IN SECOND AND AND CONTROL OF SCHOOL OF
- A. A CERTIFICATE OF COMPLIANCE WILL BE PROVIDED FOR ALL EXTEROR MINDOWS. BOW. - BOTTON OF MILLION.

### **SHEET NOTES**

- THE PROPERTY OF THE TABLE SEE STRICTURAL BANGINGS

  OF COURSE TO THE PAREL ADM: SEE STRICTURAN DRAWNISS

  THE PRODES

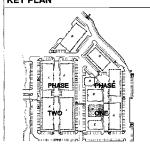
  If NOT BOTH ROMAN.

- € 2'85255
- DECORATINE METH. CANOPY. SEE DETAILS: 7/AB.1, 8/AB.1, 8/AB.1
- NETAL CANOPY, SZE DETAL 10/48.1
- DECORATIVE NALL-MOUNTED LIGHT FORTERS, SIZE ELECTRICAL GRAWNESS MALL-MOUNTED LIGHT FOTURE, SEE ELECTROM, DRAWINGS
- SHEET-NETHL COPINS FOAK TRIM
- NATURAL ANDERED ALLAMANUM PROPERTY SIGN, 6"+6"12"-3"
- 10" DAMETER FORK MISLONG
- (8) HOSTON MEDIT SOOS
  (9) MENU PANET
  (3) MENU PANET
  (3) MEDIT SOOS ANCESTE ALIMINIA STORETHONE GLAZING SESTEM, MOSSICO 4º BACK FROM PANEL EDGE, TYPICAL

### EXTERIOR FINISH SCHEDULE

DOOR PAILTY: 1				
REF.	DESCRIPTION	REFERENCE	COX.COR	MANUFACTURER
(M)		453	MONTEREY CURPS	r
(E)		Søn	CITY STAFE	at a
B		611	SEN COLL DIEN	22
(P4)		719	PLLAR	
B		624	HISTORIC TAN	in in
®		204	OFSTRUT	E .
7		1483	BLACK SABLE	O O
(PR)	PRE-PAIRSON METAL	59.370	TALEF	THE MATTER CARS AND

### KEY PLAN





VENTURE CORPORATION

600 Miller Avenue Mill Valley, CA 94941

### **VENTURE** COMMERCE CENTER **MILPITAS**

1100 Cadillac Ct. Milpitas, CA 95035

BUILDING F **ELEVATIONS** 

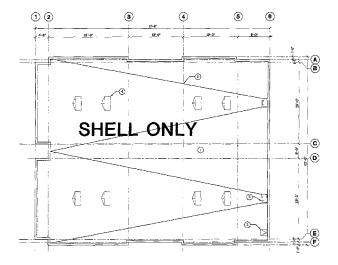
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ISSUE DATES:	STEELE STEENS AND RECEIVED PROFIT WAS IN 12-PLUS

STEVE MINCEY

рез Реалест но. 9613.01

BUILDING

A3.1



1 BUILDING F ROOF PLAN

### LEGEND



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### **GENERAL ROOF NOTES**

NEDWARDAL AND PUBLISHED EXPENDED FLATFORM DISTRICTS SHALL BE A MINISTER OF S NEWS MEANS ACCUMENT SOOF DECARDS.

 $\Sigma$  . Whits theorem the roof shall be distalled to "to from and terminated 5"-0" above, any present are notaces.

- 4. LEAD FLASHING TO BE USED AT ALL HOOF SOAN AND GASKFLOW PENETRATIONS. S. SEE PLEMENT DRAWINGS FOR ALL MOST DRAW SOYS.
- 8. ALL ROOF SUB-ADES SHALL SLOPE AT A MINIMUM OF N in or per foot in all spections. Cookers shall be used on the high side of all edupation playeds.
- 8. SEE MEDIANION, DRAWINGS FOR HING EGIPHENT, SHAFT, AND PENETRATION LOCATIONS. 9. CREAT SCALEFIT / SMOKE HATCH HINGES TOWARD THE PREMIUMS WILL.
- 10. ALL MORROT WASTE PPING ON ROOT SHALL BE THE LT CERRER ATTACHED BY THE SHAMES MALED TO  $2\times4$  sedimond elocomic. Blocking shall be Set in Martic at  $\phi'=0$  or, fring shall be support with proposed between the pink of the proposed by the pink to be installed propoled. We described to be discovered by the proposed by the pink to be discovered by the proposed by the pink to be discovered by the pink to be pink to be discovered by the pink to be pink to be pink to be discovered by the pink to be pink to be
- II. ALL POOPING SHALL BE DESIRED AND INSTALLED IN ACCORDANCE WITH LOCAL CITY MEMORY MISS DESIGN ACCORDINATES.
- 12. REFER TO STRUCTURAL DRAWINGS TO CONTRA ROOF FLEVARORS. 13. ALL ROOF ELEVATIONS MOMENTS OFFICE OF SHEATHANS FROM PRISHED FLOOR, CARLING ELEVATION OF  $\theta^{*}$  . SEE STRECTHEM, DRAWMOS.

14. ROOTING, UL QUASS I  $\sim$  THE RETURNANT RAISED AS MANUFACTURE BY GAF, MANUFLE OR EQUAL.

15. Ovojelov scippers shall be 3 times the Aria, of the roof draw bilet, located 2' roof, the low point of the Ariacont prised from FRF (50 sec 1566.3.



VENTURE CORPORATION

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### **VENTURE** COMMERCE CENTER MILPITAS

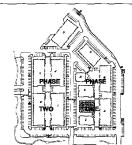
1100 Cadillac Ct. Milpitas, CA 95035

BUILDING F ROOF PLANS

### SHEET NOTES

- BART-LP ROOHKS
   BOOF HATCH (2) ROOT STANP & CHESTELDE DEADS
- BOOL MOTHED ALLT-NATION GOLLEARIN' 200, MECHANISM DANGER
- (5) OSCIONET
- (6) DECORATINE METAL CANDED
- (2) NETAL COMOPY

### **KEY PLAN**

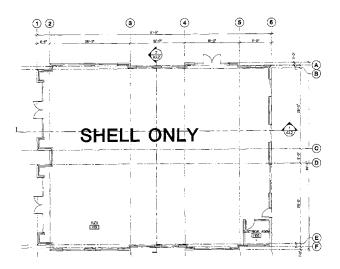


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12.2005

RICK SARCIA

9613.01

BUILDING



1 BUILDING F FIRST FLOOR PLAN

### LEGEND

### **GENERAL NOTES**

ALL DAMPISCONS ARE TO FACE OF CARR. FLAS OF CONCILETE OR MASCHIEF, FALSE OF FRANKING OR CONTRICINE OF SIZE UKLESS NOTED OTHERWISE.

2. SANSH FLOOR ELECATIONS ARE TO TOP OF CONCREDE, UNLESS NOTED OTHERWISE.

I, company, contractor short manifum the loss steps as allow and speciely constitution for the loss and upper loss domestics, all constructed shall meaning the stages and constructed shall meaning the stages and constructed shall meaning the stages and constructed shall be constructed. 4. ALL CONSULT PIPING IN ELECTRICAL WOCK TO BE CONCEALED WITHIN THE WALL CONSTRUCTION

5. MICH. ELECTRON., MONINCH. ADD/OR DUMMENT CITES, SLICK AS LIVER, LICELAND AS LIVER AND AS LIVER AND AS LIVER AND AS LIVER AS LIVER AND AS LIVER AND AS LIVER AND AS LIVER AS LIVERANCE. CHARACTER CONNECTS AS MICH. MATERIAL SCIENCE AS LIVERANCE AS LIVERANCE AS LIVERANCE AS LIVERANCE AS LIVERANCE. CONNECTS AND AS LIVERANCE AS LIVE

6. DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 4" OF AUMICINI PROPERTIES. PROPERTY OF ALMOST STORE SIDE.

). ALL MERROR PARTITIONS SHALL BY TAPED AND SANCED SANCOVI TO REDEVIC PAINT OF TALL PREST MATERIAL. S. USE MATER RESISTANT PYPICE BOARD AT ALL AREAS SUBJECT TO MOSTURE OR WHITE THE IS USED.

9. FREPARE ALL PLOOP BUREAUS AND WILLS AS REQUIRED TO ESCENC FINISHES. Pirnen and install 16 cause prinaces metal tall backer at 8.8.1—in melyore. Lawasses, Door Sidys, Handric Rajl Coupaint, ETC. Verey Dact Backer Locations Progr. 70 SEPULATOR.

11. FELD MEASURE AS REGURED FOR ALL DOORS, WASDONS, OFDIEND AND MILLINGRIK FROM TO FARROUTER.

Olympictor shall, verey see and location of eucly degrings and plumbing rank we verenamen. See—contractor sefter headers etchnosis; walls, floors, roof, etc.

17. PROMER AND ROTHLE STEPHENS, BRACKE, BLCK-UP PLATES AND/OR SUPPORTED SENDER AS RECURDED FOR THE INSTITUTION OF WILL MONTHS OR SUPPORTED MEDIANCIA, ELECTRICAL AND INSTITUTIONS EXEMPLES.

18. ALL DITS SHALL HAVE DIT SIDNS AND ALL SIDIC CORRECOR TURNS SHALL HAVE DIRECTIONAL DOT SIZES.

18. Perferince plumento, civil, and ste plures for size and routing of roof drawace connected to emperational storm brain or run to gardent as shows.

23. PROVING SCURD INDICATION AT PERSONER WALLS OF RESTRICTIONS, LOBBY, STARS, AND ACROSS CITEM'S OF RESTRICTIONS TO CREATE AN ACTUSTIC DIVISIONS.

FLOLE - PAGE OF CONCRETE

### SHEET NOTES

### **KEY PLAN**





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VENTURE CORPORATION

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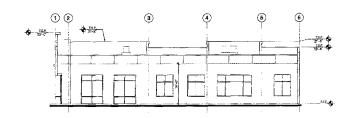
### **VENTURE** COMMERCE CENTER **MILPITAS**

1100 Cadillac Ct. Milpitas, CA 96035

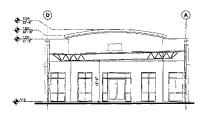
BUILDING F FLOOR PLANS

ISSUE DATES:	THE ME MENTIONNE PERSON TO LOS			
	SE AD ADVICTORA GARA INGO 1			
	SUFF AND ARESTS COUNTY PROGRAM TO NAME OF STREET			
DRAWN BY:	RICK GARCIA			
REVIEWED MY:	RALPH LE ROUX			
APPROVED SIT:	STEVE WINDEY			
	0040.04			

BUILDING F



### 1 BUILDING E SECTION



2 BUILDING E SECTION

LE	G	E	V	D
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### **GENERAL NOTES**



VENTURE CORPORATION 600 Miller Avenue Mill Valley, CA 94941

### VENTURE COMMERCE CENTER MILPITAS

### SHEET NOTES

1100 Cadillac Ct. Milpitas, CA 95035

BUILDING E SECTIONS

SSUE DATES:	STE NO MODERNA MARK			
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DRAWN SY:	RICK DARCIA		
REMEWAU IIY:	RALPH LE ROLK		
APPROVED BY:	STEVEMNOCY	_	
DES PROJECT NO.	9613.01	_	

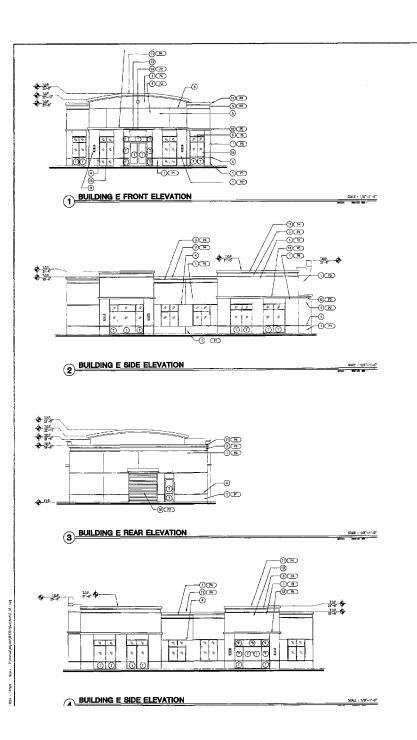
### **KEY PLAN**



£ 2005

BUILDING

A3.2



- TIMPONE GASS
- WEEN GLASS



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### **GENERAL NOTES**

- 1. GLASS AND GLAZING SHALL COMPLY WITH THE RECOMPRISHENTS OF CRIC CHAPTER 24.  $_{\rm 2}$  class and quarks shelet to rightly depart that, otherwise with CSC section 2406 and tables 34–0. And 24–0.
- 3. Each uselt small bear the manageauther's label designating the type and thousess of the glass (sign sec. 1442)

- 7. THE PRIMISE SHEETES FOR EACH BOYAGUAL CLASS PARK SHALL BE ESSANDE 90 THE OPTICION PERSONNELLAR TO THE CLASS FARK SHALL BUT DECEDE 1/175 OF THE CASES FOR LOWER OF THE CHARGE OF THE PROSPERS OF THE CASES FOR LOWER PART OF THE CHARGE OF THE PROSPERS OF SHEETED THE LORGEST PART OF THE CHARGE OF THE PROSPERS OF MICHAEL THE LORGEST PART OF THE CHARGE OF THE PROSPERS OF MICHAEL THE MICHAEL THE CHARGE OF THE PROSPERS OF MICHAEL THE PROSPER
- 9. A CERTIFICATE OF COMPLIANCE WILL BE PROVIDED FOR ALL EXTENDE VIOLENCE. BLOW - BOTTOM OF MILLION.

### SHEET NOTES

- (1) RELATIONEED CONCRETE TILT-UP PARKE, SEE STRUCTURE, DRAWNOS
- CONCRETE DUT-UP PANEL ADMY, SEE STRUCTURAL DRAWINGS (2) COMPRETE TRAT-UP
  (3) 3" (HEP 95023)
- (a) i A ROSE SIL I DEED MENDAN
- PRICES
   PRICES
   RECORATION IN
   RETAL CANOR DETORATIVE METAL CANOPY, SIE DETABLE: 7/ABIL B/ABIL 9/ABI
- METAL CANDRY, SEE DETAIL 10/ABJ DECORATION WALL-MOUNTED LIGHT FOCURE, SEE ELECTRON. GRANDING
- THIS CHAPPE SECRETAL TO/AST 

  SCHOOLSTON AND CHAPTER SEC ELECTRICAL GRAMME

  SHALL-MORNED LOST FICHARS SEE ELECTRICAL GRAMME

  SHALL-MORNED LOST FICHARS SEE ELECTRICAL GRAMME

  SHALL AND COLD PLANNING PROPERTY SOR 5'-17'2'-1"

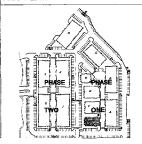
  TO DIAMETER THAN MORNED PLANNING PLANNING STATEMENT SON SECRETARY AND SE

- (B) HOTTER WILLY DOOR
  (D) WELL BANE
  (E) ANGOSTER WITHY DOOR
  (E) HOTTER WILLY DOOR ANCOZZED ALIANDANIA STREETBONT VERTICAL KOLL-UP 0008

### EXTERIOR FINISH SCHEDULE

	ACIN PALLIE I			
PEF.	CESCRIFTION	REFERENCE	CONTOR	MALFACTURER
Ð		453	NONTINEY CLIFFS	
œ		561	OTT SCAPE	in the second
<b>3</b>		611	SEX DUL DREY	12
®		7rg	PLLAR:	ia .
3		624	HISTORIC TAN	ICI
Œ)		204	CHESTAUT	103
7		1463	BLACK SABLE	13
<b>B</b>	PRE-FINISHED NETAL	58.378	TALPE	TP MATCH GARLAN

### **KEY PLAN**





VENTURE CORPORATION 600 Miller Avenue Mill Valley, CA 94941

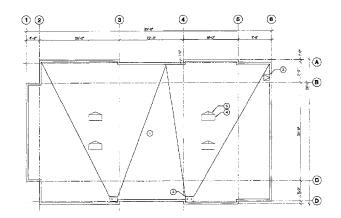
### VENTURE COMMERCE CENTER **MILPITAS**

1100 Cadillac Ct. Milpitas, CA 95035

**BUILDING E ELEVATIONS** 

SALE DATES:	STE MO MONTETUM, KINET DESCES STE MO MONTECHMIN, MONTETUMON 1 12,0425 STE MO MONTETUMON, MONTETUMON 2 12,7825		
DRAWN BY:	RICK GARCIA		
REVIEWED BY:	RALPHIEROUX		
APPROVED BY:	STEVE MINCEY		
DES PROJECT NO	9613.01		

A3.1



1) BUILDING E ROOF PLAN

LEGEND



**GENERAL ROOF NOTES** 

2. NECHAROLL AND PLUMERO EXPRIENT PLATERY IMPERIORS SHILL BE A MOMENT OF S. NOSES NECES ASSAULT BOOF ELEVATION.

- 3. Whis trough the soot saw. He district 16"-"0 from and trough the 5"-0" arms. An indeed are noticed and trough are noticed as the same of the same
- NOTABLEMEN WILLIAMS CAN MINST YOUR LIA TA CIEST 38 OF DICHERAT GAS I. A. SEE PLUMENC DRAMONES FOR ALL RECF DRAM SIZES.
- 6. ALL ROOF SURFACES SHALL SLOPE AT A LEMMEN OF IS, NOW PER FOOT IN ALL DRECTIONS. CHOOSES SHALL SELECTO ON THE HIGH SIDE OF ALL COMPRIENT PLATFORMS.
- 7. SEE STRUCTURAL DRAWNOS FOR BOOF FRANCIS.
- R. SEE MECHANICAL DRAWNING FOR HIVAC ECUIPMENT, SHAFT, AND PERCEPATION LOCATIONS.
- 9. ORBOY SKYLDOT / SHORE HATCH HINGES TOWNO THE PREMACKS WIND.

10. ALL KORRECT WASTE PERMS ON ROOT SHALL BE TIME "\" COPPER ATMASED BY PIPE STRUKE HALED TO 2 X 4 REDIFICIOS RECORDA. REDICINO SHALL BE SE! IN MASSIO A. 6"-6" OLD, PAPAGE SHALL BE SLOPED AND TREASMENT IN AN APPOINTER RESPITED. PRIME TO SE INSTALLED PARAGED AND PROPRISOLULATE TO REASON ENTANCIONS. 11. ALL ROUPING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH LOCK, CITY AGRICUMED DESIGN ACCORDANCES.

- 19. REFER TO STRUCTURAL DRAWINGS TO CONFIRM ROOF BLEWNOOMS.
- 18. ALL MODE REMARKING PROCESS, MONTHS OF SHEATING THOSE PHONED PLOOF, DATES.
  REPARTIN 6'-0', SEE STRECTURAL DOMBNIS.
- 14. BOOFNE M. CLASS 1 FRS REDWOANT BUTBS AS MANUFACTURE BY SAY, MANUFACTURE BY SAY,

15. OWERLOW SOUTHERS SHALL BE 3 THEIR THE AFFA OF THE ROOF DRAIN (GET, LOCATED 2" MIGHT THE LOF FORM OF THE AGAINST TRESPED FROM FOR CRO SECTIONS.).



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### **VENTURE** COMMERCE CENTER MILPITAS

1100 Cadillac Ct. Milpitas, CA 95035

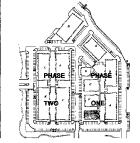
**BUILDING E** ROOF PLANS

		HERLIE DATES:	STE AND ALCOHOLISM, ISSUED INVOICE 10,004,05 STE AND ARCHITECTURE, KOMER INVOICE
SH	IEET NOTES		1333.6
(I)	BULT-UP ROOMING		
Õ	ROOF NATION	į	
<u>③</u>	BOOF SIMP & DASSEON DRAW	ļ	
0	FROST MOUNTED MECHANICAL BOUPMENT, SEE MICHANICAL DRIVANCES		
_		1	

RALPH LE ROUX 9613.01

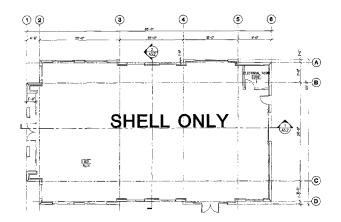


(§) CRESKET (6) DECORATIVE MEDIC CONTROP (7) METAL CAMOPY



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005			
005		ĺ	
005			
	005	 1	 

BUILDING Ε



1 BUILDING E FIRST FLOOR PLAN

LEGEND



### **GENERAL NOTES**

1. ALL DILEMSIONS ARE TO FALE OF CARD, FACE OF CHICPETE OR MASCHET, FACE OF FRAMING, OR CONTRAINE OF MICH UNLESS NOTED OTHERWISE. 2. THISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE UNLESS NOTED CHIEFWOLL

2. COMBILL CONTINUENT SHALL MARTHAN THE ARE STE IN A CLEAR AND GROUPS COMBINED, THE TOWN COMPATION, ALL CONTINUENTS SHALL REMOVE THERE THANKS AND CREAKS FROM THE PROPERTY ALL MARTES TO BE BROWN CLEARED. 4. ALL CONSULT FPORS IN ELECTRICAL ROOM TO BE CONCEALED WITHIN THE WALL CONSTRUCTION.

6. DOOR OPPINIOS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 4" OF MAINTENIN PROPRIED AND TO STREET STILL. 7. ALL INTEREST PARTITIONS SHALL BE TAPED AND SAIDED SMOOTH TO HEIZEVE SAINT OF WALL PASSY MATERIAL.

S USE WATER RESISTANT CHEMICA OF ALL AREAS SUBJECT TO MISSISS OF WHERE THE RE-ISSES.

10. FIRMORY AND INSTULL IS ONLISE CHARMACED METAL BALL SMOONS AT BUILT-IN MALMODS, LAWRINGS, DOOR STOPS, MANION BUILL EXPENDED, BITL. MORRY EXACT BACKING LOCATIONS SMOOT TO BRIGHLATION.

Contractor Shall veigty see and location of duct operats and plureing gives were rechanged see-contractor effore framing operats in walls, floors, from Etc.

THE ALL EXTER SHALL HAVE DIET SOME AND ALL BLAD CORROOR TIMES SHALL HAVE DIRECTIONAL DIET SOME.

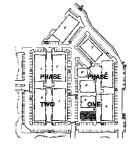
19 REFERENCE PLIMBRICA, CIVIL, AND SITE PLANS FOR SIZE AND ROUTING OF ROOF IRANIAGE COMMETTION TO LIADERS ROUND STIRM DRAIN OR RIM TO DISCIDENT AS SHOWN.

2). From the scale assumed at possents walls of restrooms, longer, stage, and acroscious of restrooms to order an according shallope.

F.O.C. - FACE OF CONCRETE

**SHEET NOTES** 

**KEY PLAN** 



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### **VENTURE** COMMERCE CENTER **MILPITAS**

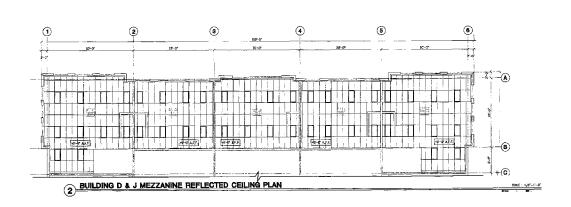
1100 Cadillac Ct. Milpitas, CA 95035

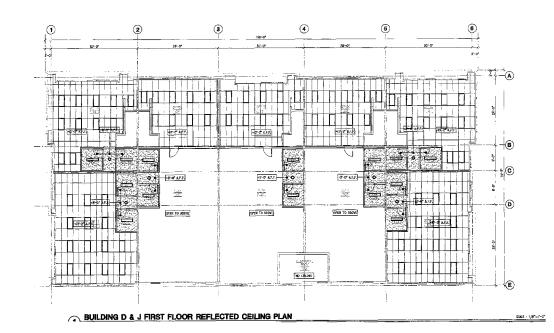
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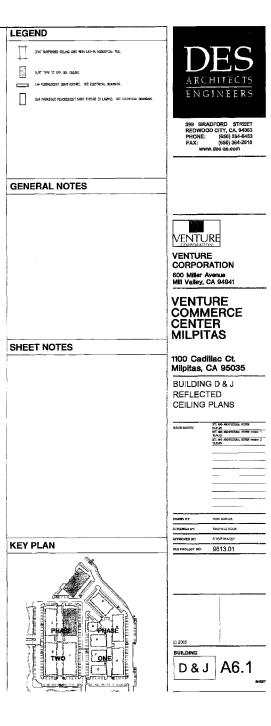
		_
RAWN BY:	RICK GARCIA	
REVIEWED BY:	RAUPH LEROUX	
IPPROVED BY:	STEVE MINCEY	_
ES PROJECT NO.	9613.01	_

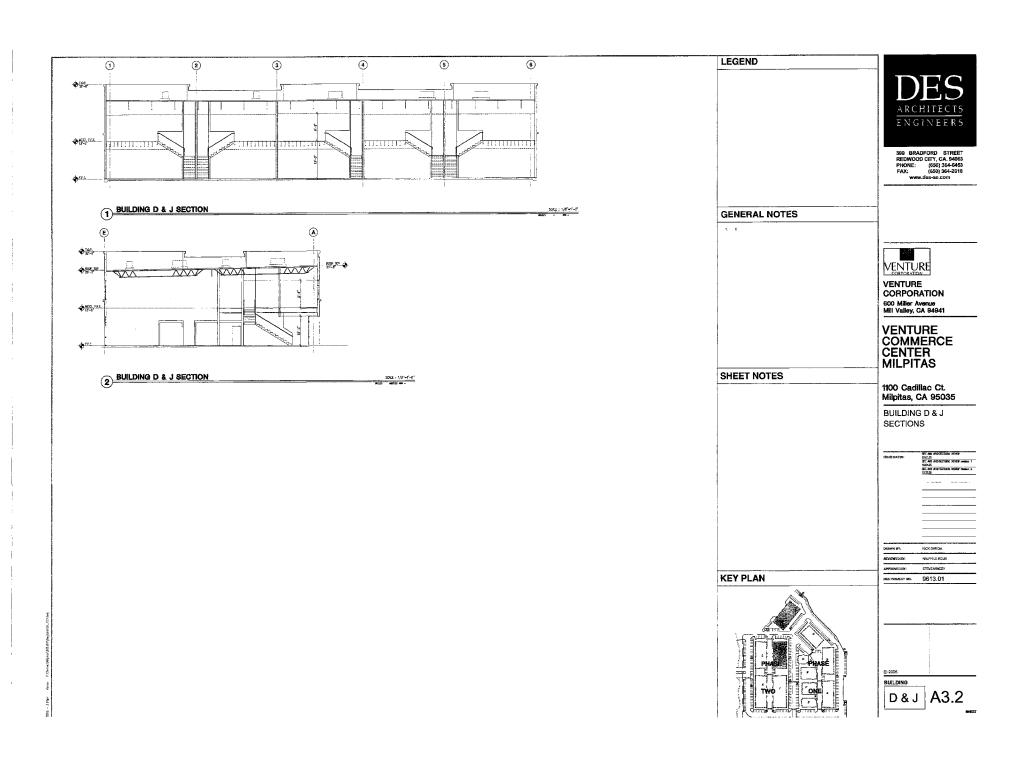
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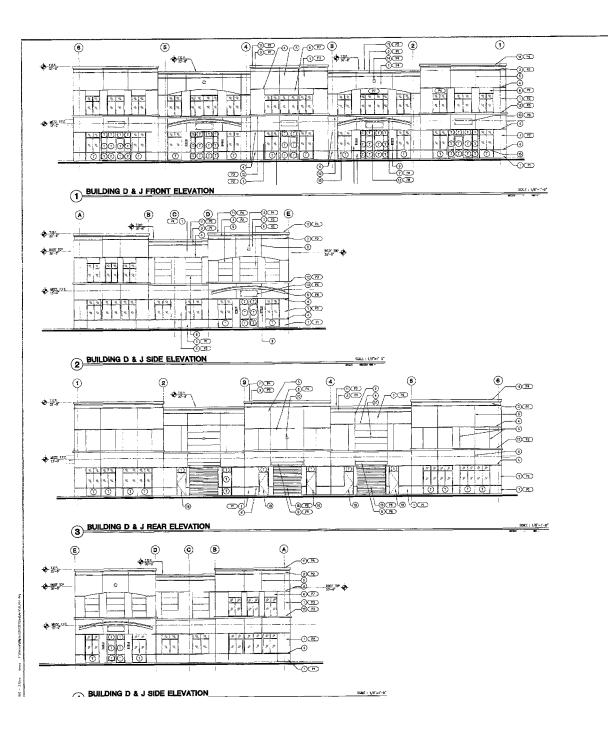
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" VISION CLASS



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### **GENERAL NOTES**

- C 455 AND SEATING SHALL COMPLY WITH THE REQUIREMENTS OF COC CHAPTER 24. 2. QLASS, AND QLASHIC SIGNED TO HUMAN MEMOT SHALL CONFIDEN WITH CBC SECTION 3406 AN TIGLES 24-C, AND 24-D.
- $\Sigma$  . Each wish shall bein the manufagribur's (ABO), designation the tipe and trickness of the mass (CRC sec. 2002)
- A. GLASS IN BOOM MALE, SIGNERIES, DIDES ARE ORDER EXTENDE MYLLATORS SIGNLE.

  OURSE! TO INVESTACY DIE LIGHES FOR GLACIONA DE SET FORTH BY CITC ORDERED 16, PART I (100).

  EZ 24.52, BESSEN DE SEZES A WILL DIDE OF 20 PS. STRENGEN MAN MARCHET TO GESCHA.

  AND CITAL COMMERCIAN TO SIGNETIMAL POMERSE MAS SERVET TO STRENGENA, STANDERS MAS

  BERNARD EXPANSIONET FOR MYTHOM.

- 7. THE PRIMARY SEMENTS FOR LACK INCRMAN, GASS PARE SHALL IN DESCRIPTION OF THE CONSISTENCY OF THE CASS PARE SHALL IN DESCRIPTION OF THE CASS PARE SHALL INTO COURTY IN AN OF THE CASS PARE SHALL INTO COURTY IN AN OF THE CASS PARE SHALL INTO COURTY IN AN OF THE CASS PARE SHALL INTO COURTY IN THE CASE OF THE PARENT OF THE CASS PARE SHALL INTO CASE OF THE C
- A. FIELD MEASURE ALL OPENINGS PRIOR TO PASSICATION.
- IL A DESTREAME OF COMPLIANCE WILL BE PROVIDED FOR ALL EXCESSOR MINIOUS. BLOOK = BOTTON OF MULLION.

### SHEET NOTES

- ERRENCED CONCRETE TO THE PAREL SEE STRUCTURAL DRAWNES
- CONCRETE THE PARKE, JOSET, SEE STRUCTURAL DRAWNESS
- 3" SEEP RECESS

- 2' SEC BY F DELT SENEAL

  2' SEC BY F DELT SENEAL

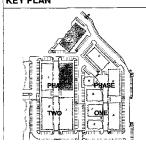
  2' NECESS

  DECORATIVE MEDIL CANOPY. SE DEDORATIVE METAL CANDRY, SEE DETAILS: 7/AB.1, 8/AB.1, 9/AB.1
- METAL CANDRY, SEE DETAIL 13/483 DEPTRACTOR WIT - MOINTEN LIGHT ROUSE SEE RECEPTAGE DRAWN'S
- WALL-MOUNTED DON'T FROM RE. SEE FLECTIFICAL DRAWNESS
- SECT-METAL DOPING FORM TRIM
- Hateral accord bliming purperty sign,  $\delta^*\text{--}\sigma^2z^2\text{--}\sigma^2$
- 10" DUMETER FRAM INSLINE
- (B) HOTTON NELW DOCK (D) MEDDE DANE (D) WATGED KITMWAN 22 (D) CAMPELES LOAN NO ANDEZED ALIMINIM STORETHONE BLAZING SYSTEM, RECUSSED 4" BACK TROM PAREL EDGE, TORON.

### EXTERIOR FINISH SCHEDULE

COLOR PALETTE 1					
Mer.	<b>CESCRIPTION</b>	REFERENCE	COURT	MANUFACT.RER	
M		623	MONTOREY CLETS	ū	
(2)	i	591	CITY SCAPE	0	
B		511	SEX BUILL EREY	10	
(N)		719	PELAG	ID.	
PS		E24	HISTORIC TAN	ia	
(€)		204	CHESTRUT	Id	
77		1462	BLACK SARLE	ia	
(P2)	PRE-PRESION MEDI	ZS:229	TAUPE	TP MATCH GARLAS	

### **KEY PLAN**





**VENTURE** CORPORATION

600 Miller Avenue Mill Valley, CA 94941

### **VENTURE** COMMERCE CENTER **MILPITAS**

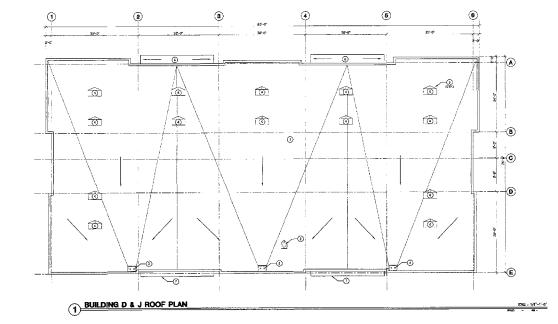
1100 Cadillac Ct. Milpitas, CA 95035

BUILDING D & J **ELEVATIONS** 

SAUS DATES:	DE AS ACTURNE, MISS 1992 1992 1992 1992 1992 1992 1992 19
DRAWN BY.	RCK GARCIA
REVIEWED BY:	PALPH LE ROUX
APPROVED BY:	STEVE MINUSY
DES PROJECT NO.	9613.01

20	005			
BU	ılı	on	4G	

D&J A3.1





### **GENERAL ROOF NOTES**

2. MECHANICAL AND PLANEAU EXPRENT PLATFORM CHESSONS SHALL BE A MARKAY OF B. INCHES ARROYS ADJACENT FROM ELEVATION.

5. VEICES THROUGH THE ROOF SHALL BE BISTALLED 10'-"O FROM AND TERMENATED 3'-O' ABOVE. ANY FRESH AS, MITASES.

- A. LEAD FLASHING TO BE LISED AT ALL STOP GRAIN AND GMERCA'S PENETRATIONS.
- 5, SEE PLUMENG DRAWINGS FOR ALL SOUR DRAIN SEEDS
- 6. ALL BOOF SUPFACES SHALL SUPFE AT A MEMBRUM OF \$5 WHO PER FOOT 31 ALL DESCRIBES.
  CROSSETS SHALL BY USED ON THE NOW SEE OF ALL EQUIPMENT PLATFORMS.
- 7. SEE STRUCTURAL DRAWINGS FOR ROOF FRAME.
- B. SEE MECHANICAL DRAWINGS FOR HAND EDUCADET, SHAFT, AND PENETRATION LOCATIONS.
- 9. SHENT SYLIGHT / SMOKE HATCH HINGES TOWARD THE PREVIATING WHIGH. NA. ALL MORRET WASTE PRING ON ROOT SCALL RE THAT "A" COMPER ATLANDED HE PRE STRANS MALED TO 2 X 4 RESINCOS BLOCOMO, BLOCOMO SHALL RE SET HE MASTIC AT 6-2" O.C. FRING SCALL RE SEMPLE AND TERRANNER HAS PROBLED RECEPTOR. PRING TO \$1 METALLED PRINALLE AND PERSPRENEURS TO BLOCKED ELEMENTARIA.

11. AL ROPRIA SHILL RE DESIGNED AND INSTALLED IN ADDIRBANCE WITH LOCAL CITY ASSISTS DESIGN (ADDIRBANCE).

12. REFER TO STRUCTURAL DRAWNES TO CONFIGUR RESE BLEVATORS.

13. AL ROOF BLEWARDES NEXCASE BOTTOM OF SHEARING FROM FINISHED REOR, DATOM ELEVATION OF-OF, SEE STRUCTURAL DRAWNOS. 14. RODFING UL CLASS 1  $\sim$  Fire retardant rating as manufacture by GAF, mandles or Equal.

Cherylon Scuppers Shall be 3 times the Area of the Roof Drum Mict, Located 2" Area the Lor Port of the Advacent Prinsed Roof Fee CSC Sectiog.3

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### VENTURE COMMERCE CENTER MILPITAS

1100 Cadillac Ct. Milpitas, CA 95035

BUILDING D & J ROOF PLANS

### SHEET NOTES

- ② ROOF HATC!
  ③ ROOF SUMP IN OMDIFICAN DRAIN
- (4) ROOF MOUNTED NECHWICH, COUPMENT, SEE NECHWICH, DR
- ③ 0800ET
- (E) DECORATIVE METAL CAMORY
- (7) METAL CAMOPY

### KEY PLAN

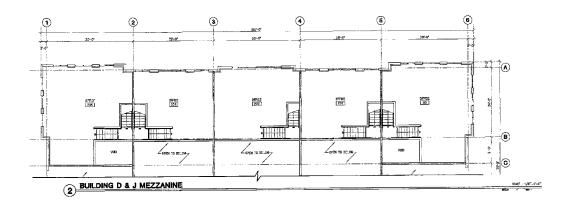


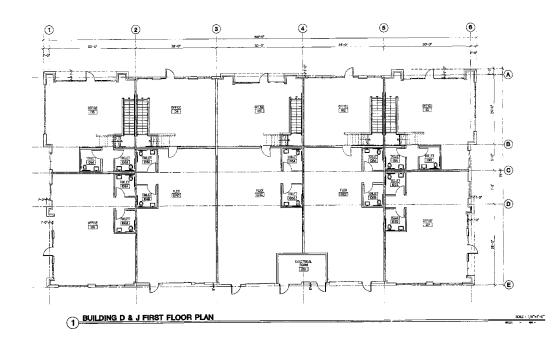
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DRAWN SY:	RICK GARCIA	_
REVIEWED BY:	HALPH LE ROUX	
APPROVED BY:	STEVE MINDEY	_
THE RECUEST NO	9612.01	

THE MAS MICHELLER STATES CONT. OF THE CONT. 11.DA.DE SET. BAC ACCRECATIONS, NOMES SECTION 2



D&J A2.2







#### **GENERAL NOTES**

- 1. ALL DIRECTIONS ARE TO FACE OF CLASS. FACE OF CONCRETE OR WASHING, FACE OF ROMANG, OR CENTERAINE OF GRED UNLESS NOTED OTHERWISE.
- 2. PASSH FLOOR ELEVATIONS ARE TO TOP OF DONORFIE, LINUXES NOTED OTHERWISE.
- SPECIAL CONTRACTOR SHALL MANTON THE JOB STE IN A CLEAN AND ORDERLY CONDITION.
   PASE OF DERISS AND LITTER. UPON CONFIRCTOR, ALL CONTRACTORS SHALL RELEVAN THEIR TRACK.
   AND DERISS FROM THE PRIMASES. ALL AREAS TO BE RECOM CLEANED.
- 4. ALL CONSIST FIRMS IN ELECTRICAL ROOM TO BE CONCERNED WITHIN THE WALL CONSTRUCTION
- S. THESE SECRETARY SECURITY AND AN ELEMENT THAN SHOULD SECRET SECRETARY SECR

- 10. FURNISH AND INSTALL IS GAUDE GALVARIZED HEDG, BALL BADGING AT STAT-IN MALMORIC LAWARDSES, DOOR STOPS, HAWAR-5 WALL BOURWARM, ETC. VERFY SEACT BADGING LOCARDINS PROCE TO INSTALLATION.
- 11. RELO MEARURE AS RECURED FOR ALL DOORS, WADONS, OPENING AND MILLWOOK PROR TO PARRICULATION
- 12. ALL CONSTRUCTION WERK SHALL SE IN ACCOMMANDE WITH THE CONSTRUME BRILDING CODE LCCUL ANDROHOUSS. TAL ALL HOT WATER LINES SHALL SE PROPERLY INSULATED. SEE PLINESSES DECIMINES. 14. CONTRACTOR SHALL VERBY SIDE AND LOCATION OF DIGIT DEBINES AND PLEWENG RUNS W NECROMARCA, SUB-CONTRACTOR REPORT PRAMME OFFINIORS IN WALLS, FLOORS, MODE, ETC.

- 20. REFERENCE INTERIOR FINISH SCHEDULE FOR ALL HYDRIOR FINISHES.
- 21. PROVIDE SOURCE MOLLATION AT PERMITTER WALLS OF RESTROYARS, LOREY, OBLACS OF RESTROYARS TO CHEATE AN ACCUSTIC ENVELOPE.
- COUNTY OF RESIDENCE OF LIGHTED AN ALLOCAL DEVILLED TO THE RESIDENCE OF LIGHT SERVING S

FLELC: - FACE OF CONCRETE

#### SHEET NOTES

#### **KEY PLAN**





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VENTURE CORPORATION

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#### **VENTURE** COMMERCE CENTER **MILPITAS**

1100 Cadillac Ct. Milpitas, CA 95035

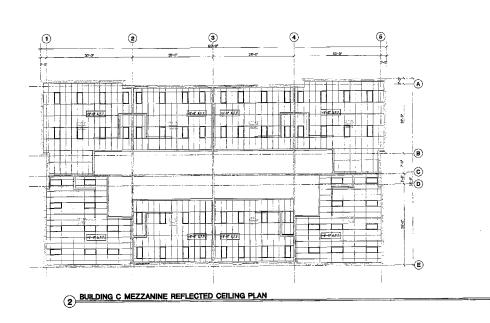
BUILDING D & J FLOOR PLANS

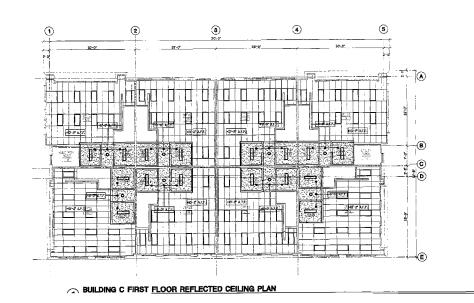
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		_		
RAWK BY:	RICK GARCIA	_		
ENVIOWED BY:	RALPHIEROXX	_		
PPROVED BY:	STEVE MINCEY			
ES PROJECT NO.	9613.01	_		

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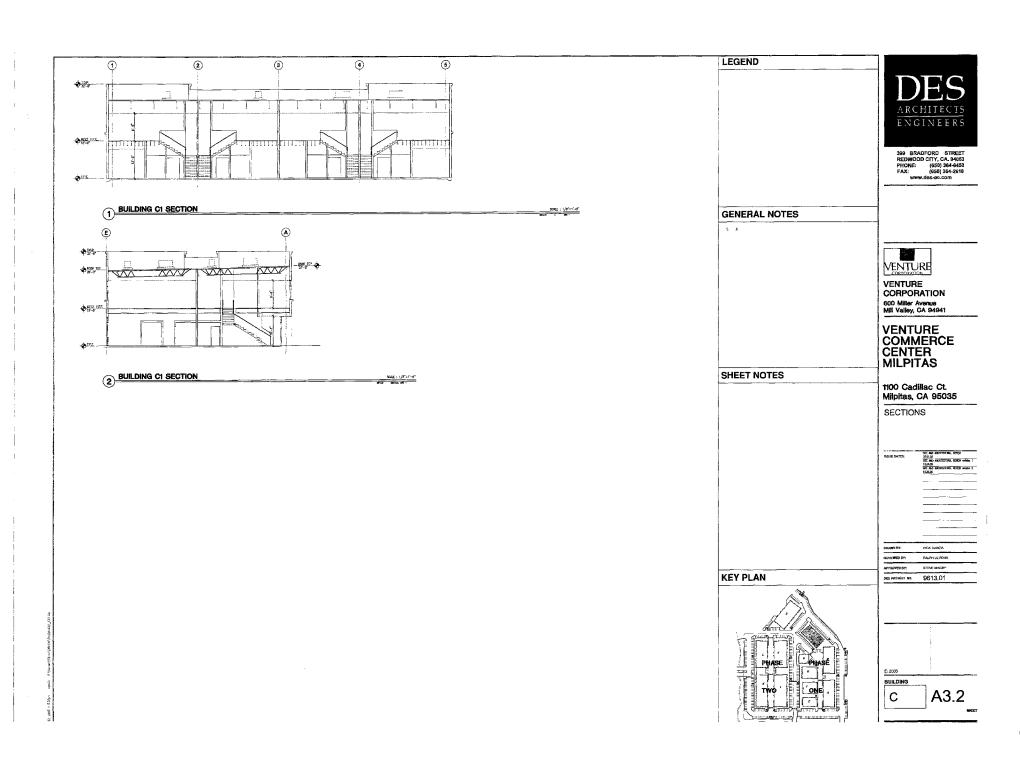
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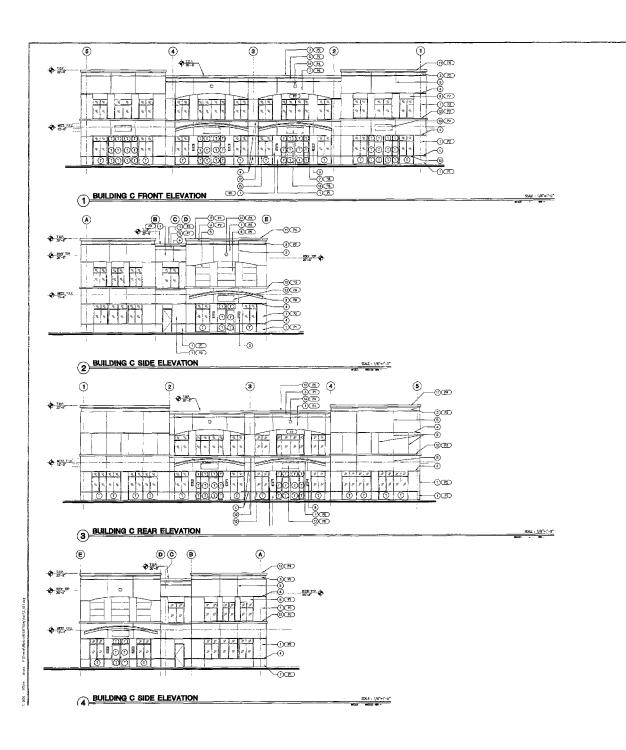
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LEGEND	
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GENERAL NOTES	
	VENTURE CORPORATION 600 Miller Avenue Mill Valley, CA 94941 VENTURE COMMERCE COMMERCE CENTER
	MILPITAS
SHEET NOTES	1100 Cadillac Ct.
	Milpitas, CA 95035
	BUILDING C REFLECTED CEILING PLANS  SE EN BORGERE HER PROPERTY AND STATE OF THE PROPERTY AND STA
	SDOLEN. SEC. HALL MELTHERSTORM, REPORT WHINEY J. STOLENS
	DRAWN BY: RUCK GARCIA  REVIEWED BY: PAUPH LE ROUX
KEY PLAN	APPROVED BT: STEVE MAKEY
RETPLAN	рев редилет но. 9613.01
PHASE THE PHASE	egul.Ding  C A6.1
Contained brack processed	·





- TEMPERED CASS
- WEXON GLASS



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#### **GENERAL NOTES**

- I. GLASS AND GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF ONC CHAPTER 24. 2. SLASS AND GLASMS SUBJECT TO HUMAN MPILET SHALL CONTINUA WITH COC SECTION 2406 AND TABLES 24–0 AND 24–0 .
- ). Which work small bear the minimum there's under designating the type and thousees of the runs (see Sec. 2442).
- 4. CLASS IN WEIGHT WALLS, STATUSTES, COOPS AND OTHER EMPIRED. APPLICATIONS SHALL SE CHOISEN TO REPORTED THE LOUNGE THE CLASSING AS SET LOUGH IN SOCIO CHAPTER IS, PART I (CDE SEC, 2017), 1923 DU TESSET I AND LOUNG OF DRY TO, STREETMENT MANAGEMENT TO COMMAND AND CETAL COMPLETION TO STREETMEN, LICENSES AND SERVET TO STRUCTURE, DISTORMEN MAD BELIEVE COMPLETED FOR APPROVED.

- TO THE RANGE LIGHTESTS FOR PION ISSUMING, GLASS PAGE SHALL BE DESIRABLE SO THE DISTLEMEN REPORTIGILES TO THE GLASS FLANE SHALL NOT DISCOUT MYTS OF THE GLASS EXCE LIGHTER OF T, THEOREMS IN LESS, PRIME SENSETION OF THE LANGES OF THE PROBLEME OF REPORTED AS THE LIGHT OF THE LANGES OF THE PROBLEME OF THE
- B. A CERTIFICATE OF COMPILANCE WILL BE PROMOBED FOR ALL EXTERNOR WINDOWS. BLOUR. - BOTTOM OF MORLUON.

#### SHEET NOTES

- RENEGROED CONCRETE TILT-UP FAMEL SOX STRUCTURAL PHANKINGS CONCRETE TEXT-UP PANEL JOHN, SEE STRUCTURAL DRAWINGS
- 3, 0055 MODES
- 2" MOS SY IT DEED REVEAL
- ž v reveal Z redess
- DECEMBER METAL DANSEY. SEE TOTALS: 7/ABJ, 8/481, 5/481
- NETAL COMOPY, SEE DETAIL 10/AU.1 DECORATIVE WALL-MOUNTED LIGHT FORTURE, SEL ELECTRICAL DISANNES
- WILL-MOUNTED DON'T FOTURE, SEE EVERYEAU DRAWNOS SPEET-METAL COPING
- FEAN TRIA
- 10" DAMETER FORM MOURHS ANDOGED A HARMIN STOREFRONT CLAZING
- (3) METAL PANS (3) METAL PANS (4) METAL DOOR WERROL ROLL-UP BOTH

#### **EXTERIOR FINISH SCHEDULE**

	COLOR PALETTE 1			
REF.	DESCRIPTION	REFERENCE	COLOR	MANUFACTURES
Œ		463	MONTOPEY CLEPS	:2
Ø		391	CITY SCAPE	12
(E)		811	REY OTT DASA	l3
(PL)	i	719	PILAR	12
B		624	HISTORIC TAIL	10.
Œ	-	204	DESTRUT	12
(2)		1485	BLACK SABLE	10
(PB)	PRE-FINISHED METAL	SP. 576	TAUPE	TO MATCH GARLAN

#### **KEY PLAN**





#### VENTURE CORPORATION

600 Miller Avenue Mill Valley, CA 94941

#### VENTURE COMMERCE CENTER **MILPITAS**

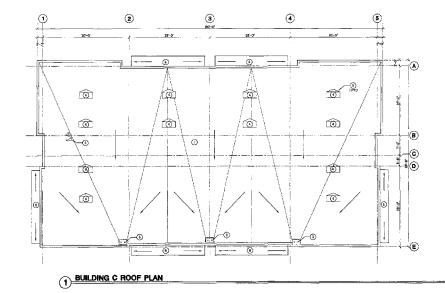
#### 1100 Cadillac Ct. Milpitas, CA 95035

**ELEVATIONS** 

19SUE DAYES:	STE NO MODERNIA ROCK CYLLS DE NET MENTECTURE EXPERT MARIO 1 1004-05 STE NO MORESTRAI, ROCK MARIO 2 1220-05		
DRAWN BY:	RCK GARCIA		
REVIEWED ST:	PALPHIE FOUX		
APPROVED BY:	STEVE MINCEY		
DES PROJECT NO.	9613.01		

BUILDING С

A3.1





#### **GENERAL ROOF NOTES**

2. MECHANICAL AND PUMEROE DELEVATED. PLATFORM TOMORGOUS SHALL SE A MINDAM OF B MANUS ASSAC ACCUSENT BOOF REPAIRED. S. VERT STANKERS ON MORE O'-'DE GELLEZE SE LIANS FOR THE HELICANT STANK SETTING.

- 4. LEAD FLASHING TO SELVED AT ALL ISON DUMN AND SMIRFLOW PENETRATIONS.
- 5. SEE PLIMBING DRAWNINGS FOR ALL ROOF DRAWN SIZES.
- All roof surfaces shall slope at a windle of a loof for foot at all directors.
   Crockets shall be used on the high size of all exoperant plantiens.
- 7. SET STRUCTURAL BROWNES FOR POOF FRHANG.
- B. SEE MECHANICAL DRAWINGS FOR HVAC EQUIPMENT, SHAFT, AND PENEWATION LOCATIONS. 9. ORBENT SKYLICHT / SILONE HATCH HANGES TOWARD THE PREVALENCE MING.
- TO. ALL ROBBEST WASTE MYSICS ON ROOF SHALL BE THEN "L" OFFER ATMORED BY PIPE STRAPS MALED TO 2 K 4 RESIDEDO BLODDING. BLODDING SHALL BE SET IN MASSIC AT 6"-0" OLG PIPHOS SHALL BE SETTIN MASSIC AT 6"-0" OLG PIPHOS SHALL BE SETTIN MASSIC AT 6"-0" OLG PIPHOS SHALL BE SETTING MYSIC ATMOSPHIST DE MOSTALISM PHANULES. AND PETENDELICULAR TO BEDING BLEVATIONS.
- 11. ALL ROOFING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH LOCAL CITY MEMORY INCO DESIGN ACCORDANCES.
- 12. REFER TO STRUCTURAL DRAWNSS TO CONFINE ROOF BEVATONS.
- AL ROOF DEWARDS NORME BOTTOM OF STATING FROM THERED FLOOR, DATES BEHAZION 6"-6". SEE STRUCTURAL DIVINIOS.
- %. ROOFNO: B, CLASS 1 FRE RETAKLANT RATING AS MANUFACTURE BY GAF, MANALLE OR SQUA.
- 16. O'ASTRIAN SOUPPURS SHALL BE 3 THES THE APEA OF THE BOOF DRAIN DUET, LOCATED 2" ABOVE THE LOW POINT OF THE ADMINISTED PROF THE GSC SELESCES.



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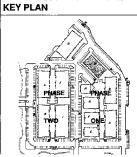
**VENTURE** COMMERCE CENTER MILPITAS

1100 Cadillac Ct. Milpitas, CA 95035

BUILDING C ROOF PLANS

SHEET	NOTES

- ① BOULT-UP ROOFING
  ② PROOF HATCH
- (1) HOUR SLANF & OVERSLOW SIRVAN
- ROOF MOUNTED MECHANICAL EQUIPMENT, SEE MECHANICAL D
- (E) CROSELL
- (5) DECONATIVE WETAL CARROT
- () METAL CHAMPY



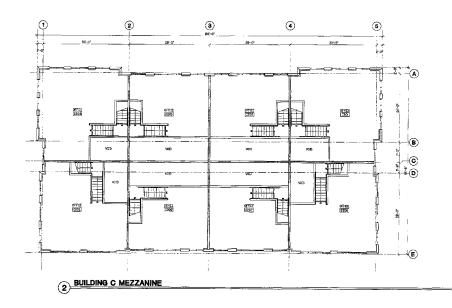
NALPH LEROUX

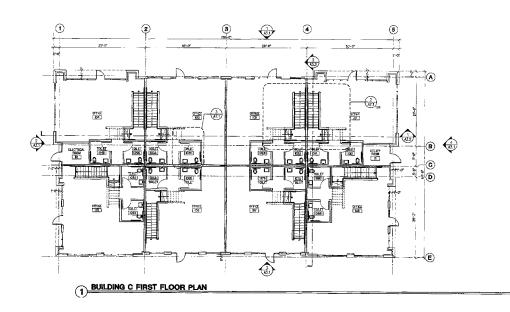
NO. AD ADDRESS REAL PLANT HARM 2

KEYTEMED BY: STEVE MINUTEY 9613.01

② 2005

BUILDING





# DES ARCHITECTS ENGINEERS

#### **GENERAL NOTES**

L. ALL DIAPPISONS ARE TO FACE OF CURS. FACE OF CONCRETE OF MASCRIFT, FACE OF FRAMENS, OR CONTINUES OF SIGN UNLESS NOTED OTHERWISE.

2. FINSEN ALBERT BLOWNINGS ARE TO TAP OF CONCRETE, UNLESS NOTED OTHERWISE.

3. SENERAL CONTRACTOR SOULL MARKAIN THE JOB STE IN A CLEAN AND GREEKLY CONDITION.
FREE OF BODIES MAY LYTTER. SHOW COMPLETION, ALL CONTRACTORS SHALL REMOVE THER TRACK
AND DESIGN FROM THE PREMISES. ALL MEAS TO BE SHOWN CLEANED.

4. ALL CONDUIT PERC IN ELECTRICAL ROOM TO BE CONCOUNTED WITHIN THE WALL CONSTRUCTION.

S. HERR ELLIPSON, EDINANCE, ADDRESS FLANDER THES JOSE AN LIGHTS, BEETS FLANDER, CONSIDER THE THE THRESH AND THE PROPERTY AND

 BOOK OFENNES IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WIRES AT OF ALLACENT PERFECUELAR PARTITION, PRIADE TO CLAR AT STREET SIDE.
 ALL INTEGRAL PARTITIONS SHALL BUT TAPED AND SHADED SMOOTH TO RECORD PART OF WALL BOOK MALESON.

8. USE MATER RESISTANT DYSELVE BOARD AT ALL AREAS SUBJECT TO MOSTURE OR MADEL TILL IS USED.

D. DESCRASE ALL IS DOES OF RECEIVED MALE OF METATION OF DESCRIPTION OF METATION O

POEPACE ALL RUDGE SURFACES AND WALLS AS RECOURDED TO RECEIVE PROSPECS.
 RUSBIGH AND INSTITUTE OF DIALOG COLLONDED METAL WILL INJURIED ADDRESS AND RESIDENT AT BUILDING AT BUILDING METAL PROPRIED TO METAL PRODUCT OF THE PROPERTY OF

TI. FELD WEASONE AS MEQUISITS FOR ALL DOORS, WINCOMS, CHONNIC AND WILLIAMS FROM TO FARRICATION.

12. ALL EINSTRUCTION FORM SHALL BE IN ACCORDANCE WITH THE COMERCING BUILDING COSE AND LOCAL ANDOMENTS.

13. ALL BUT WATER LINES SHALL BE PROPURLY INSULATED. SEE PLUMBING BRANKINGS.

16. CONTRACTOR SHAW, VISITY SIZE, NO LOCATOR OF DUCT OF DRIVEN AND FLAMMED RINGS WITH MEDIUM CL. SIDE-CONTRACTOR DRIVEN OF MARKE OF MALE. (1954), ROOK, FILE.

17. PROMER AND COLOTAL ACCESS TO REPORT AND PARKET TO BE WITH AND COLOR CONSTRUCTORS AS EXAMED TO PROME ACCESS TO RECOVERAGE, THE SPRINGER, FLAMMED AND EXECUTION AND AND EXECUTION.

18. COMMERCES SALL SHARE A PARK OF ALL PROPERS LOCATIONS TO ARREST TOK.

IS. AL PALIERIS GENALIS SMALLES REVUELD HERE RIAMY ACCESSED. ONTINUTOR SMALL COMPONENT ALL CENTURIT LOCATIONS BY THE PRINCIP. AND CARRETT. SHAFT A FLAM ALL PROPERCY DESCRIPTION APPOINT, PROSE TO RESILIZATION.
17. PROPERCY MIGHT NEETLE STATEMENT, BHOWN, BROX-UP PLATES AND/OR SUPPORTING REACHES.

AND MECCLARISONS COMPANY.

16. MLT DUTS GRALL HANS SOT SONS AND ALL BONG CONSIDER TURKS SHILL HAVE DIFFERENCE.

ENT SONS.

 ROTREME PLUMENS, CHIL, AND STE PLANS FOR SIZE AND ROUTING OF ROOT GRANUEZ CONSECUTOR TO UNDESCRIVING STERN BRAIN OR RAN TO DIVIDING AS SHOWN.

ID. RETURNICE WIENCE PROFE SCIENCE FOR ALL INTERIOR PROSPES.

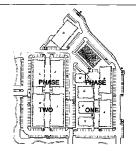
ZI. PROVIDE SCIAND INSULATION AT PROSPERS WALLS OF RESTRICTION LIGIBLY, STARS, AND ACROSS CHINGS OF RESTRICTIONS TO CREATE AN ACQUISITE SAMELARS.

Z. ALL DESCENT ROTTING OF BERTONS CRETINARY CODERS OF MILES BOARD SHALL BE SPECIAL RIVER AND ANY METAL OF IT FOR OF COMPANIE DESCRIPT GROUDS OF A KING ANY LISE HAVE 1/20 OF THE TIBER AND A HEAR OF SHALL REPORTED WHA A REPORTED ANY LISE HAVE 1/20 OF THE TIBER AND ANY LISE REPORTED SHALL REPORTED ANY LISE AND ANY LISE ANY L

P.L. = PANEL JOINT. F.O.C. -- FACE OF CONCRETE

#### SHEET NOTES

#### KEY PLAN



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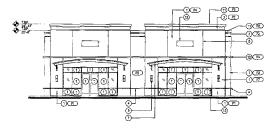
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BUILDING C FLOOR PLANS

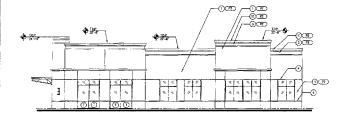
DRAWN BY:	RICK GARCIA
REVIEWED BY:	RALPH LEROLIX
REVIEWED BY:	RALPH LEROUX

STE AD ACCRECION, KNYW STE AD ACCRECION, KNYW making (

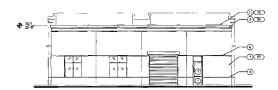
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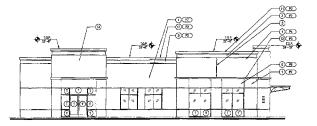
## BUILDING G FRONT ELEVATION



### 2 BUILDING G SIDE ELEVATION



## 3 BUILDING G REAR ELEVATION



(4) BUILDING G SIDE ELEVATION

#### LEGEND

- (T) TEMPERED GLASS
- SEALD MOSEN



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#### **GENERAL NOTES**

- 1. GLACS AND GLAZING STALL COMPLY WITH THE REQUIREMENTS OF DISC CHAPTER 24. 2. GLASS AND GLAZING SUBJECT TO HUMAN BEAUT SHALL CONFIRM WITH OSC SECTION 2006 AND TAGES 24-15 AND 24-10.
- 3. EACH LIGHT SHALL BEAR THE LAMBFACTURER'S LARR, DESIGNATING THE TYPE AND TRUMPESS OF THE GLASS (CRD SEC. 2402)
- $\Sigma$  . The area of an nervecual light small bot exists that links as set forth in graph 24--1
- G. GLASS SHIEL BE FRIMEY SUPPORTED ON MIL TRUX EDGES CORC SEC. 2401.11.

- R. RELD MEASURE ALL OPENINGS PROOF TO FABRICATION
- $\theta_{\rm c}$  a centricate of compliance will be provided for all exterior monopula BANK - BOTTON OF MILLION.

#### SHEET NOTES

- STILLE I NOT CLASS

  SINCE CANDER TO LAST PROCESS TRECION COMMISS

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  I OF SECUL TO COMMISS.

  I PERSONAL SECUL SECUL SECUL SAME ANAMAS

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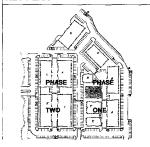
  EXPOSED SECUL SAME SECUL SAME SECUL SAME SECUL SAMAS

  EXPOSED SECUL SAME SECUL SA

#### EXTERIOR FINISH SCHEDULE

PEF,	DESIRPTON	AEFENENCE;	COLOR	VANSFACTURER
Œ		455	MONTEREY CLERS	'ta
72)		561	OTY SOUTE	ID.
(FS)		811	SEA CULL CART	13
B		719	PILAR	12
(B)		624	HISTORIC TAN	n
(PD)		204	CHESTNUT	10
<b>@</b>		1623	BLACK SABLE	13
(RS)	PRE-FRESHED NETAL	31.378	TAUPE	TP WATER SWEAK

#### **KEY PLAN**





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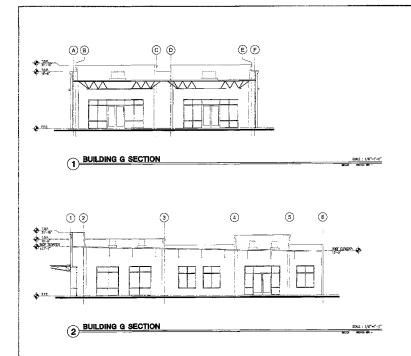
1100 Cadillac Ct. Milpitas, CA 95035

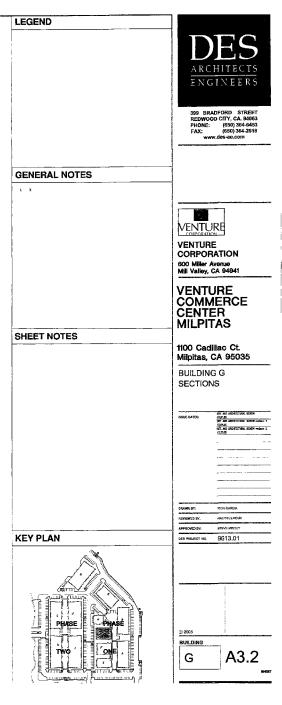
BUILDING G **ELEVATIONS** 

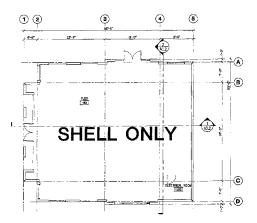
ISSUE DATES:	STE AND ADMINISTRAL TOPOS GODINE STE AND ADMINISTRAL SOME reviews 1		
	10,00,00 SIE MAD NEDCRETURAL READY YEARD) 2 12,231,05		
DRAWN BY:	FLOX GARCIA		
REVIEWED BY:	RALPH LE ROUX		
APPROVED BY:	STEVE MINCEY		
DES PROJECT NO.	9613.01		

BUILDING

A3.1 G







1) BUILDING H FIRST FLOOR PLAN

LEGEND



#### **GENERAL NOTES**

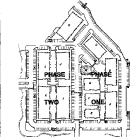
- 1. ALL TRUBESCORE ARE TO FACE OF CURB. FACE OF CONCRETE OR MASSINEY, FACE OF FRAMING OF CONTRIBUTE OF GROUNDESS MORES OFFERMES.
- 2. THEN FLOOR FLOWNING ME TO THE OF CONCRETE, UNLESS NOTED STREMENT
- S. GENERAL CONTINUEDR SHALL MANNEY THE LOW STE IN A CLEAN AND CREEKLY CONSTITUTION. FREE OF DEBESS AND LITTER. LIPCH CONFLICTOR, ALL CONTRACTIONS SHALL RESIDE THEIR TRAS-NOT DEBESS FROW THE PROMPERS. ALL AREAST TO RE-RECORD CLEANED. 4. ALL CONDUIT PERMO IN ELECTRICAL ADON TO BE CONCEASED WITHIN THE WALL CONS

- 19. REFERENCE PLUMENCE COVE, AND STIE PLANS FOR SZE AND ROUTING OF ROOF DRAINAGE DOMESTICN TO UNDESCRICULO STORM FRAIN OR FLOR TO DUTE, DAY AS SHOURS.
- 20. REPERBNOE INTERNOR FINISH SCHEDURE FOR ALL INTERFOR FINISHES.
- 21. PROVIDE SCIAND INSULATION AT PROMETER WILLS OF RESTRICTION, LOSSY, STARS, AND ACROSS CREME OF RESTRICTION TO CHEMICAL MALESCATIC EMPLOYS.
- P.L . PAREL JONE.

F.O.C. - FACE OF CONCRETE

SHEET NOTES

**KEY PLAN** 



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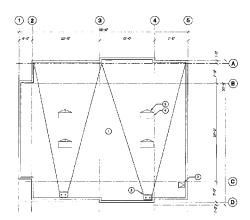
1100 Cadillac Ct. Milpitas, CA 95035

BUILDING H FLOOR PLANS

LE DATES:	07.01.05
	SPE MC MONTETING OVER parker 1
	10.04.05
	SET ME MEDIECTIPAL REMER HAVES 2 12.25.05

DRAWN BY:	RICK GARGA
REVIEWED BY:	RALPH LE ROUX
APPROVED BY:	STEVE MINORY
DES PROJECT NO.	9613.01

BUILDING Н



1 BUILDING H ROOF PLAN

LEGEND



# ENGINEERS

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**GENERAL ROOF NOTES** 

C. DIVIRACTOR SHALL MERTY SEES AND LOCATIONS OF ALL NECHANICAL EXEMPLIES PLATFORMS.
AND BRESS, POWER, WAREL AND DRIVE LOCATION AND INSTALLATION POSITIONED. THE ECOMMON AND ANALYZED POWER TO PROTECTION BY MICH. DIVINOS TO ADDIVIDATE RELIC CHARGES AND MICH. SUSTEMBLY SET TO ORDER.
AND MATCHINE, SEESTIFICIANS SHALL BE MADE WITHOUT ADDITIONAL CHARGE TO ORDER.

2. NECHARCAL AND PLANSING SCAPNENT PLATFORM DIVENSING SHALL SE A MINIADI OF B RIDGES ASSAUL ADMACENT POOF ELEVATION. 3. NEMTS THROUGH THE ROOF SHALL BE INSTALLED TO—"O FROM AND TERMINATED 3"—O" ASOME ANY FRESH ARE INTEREST.

4. LEAD FLASHING TO BE USED AT ALL ROOF DRAIN AND OVERFLOW PENETRATIONS.

S. SEE PLINISHE DRAWNES FOR ALL FOOT DIACY SEES. 6. All root suppress shall slope at a mindlen of  $\hat{x}$  non-per from all depotities. Crickets shall be used on the right size of all existent platforms.

7. SET STRUCTURAL DRAWNES FOR POOF FRAUNC.

8. SEE MECHANICAL DRAWNICS FOR HAVE EXUPPMENT, SHAPT, AND PENETRATION LOCATIONS.

 $\boldsymbol{\theta}_{\boldsymbol{\theta}}$  . Order symbolic / shore hatch invocs toward the prevalency wide.

10. ALL MOREOT MISSE PRINC ON ROOF SHALL SETTING "L" COPPER ATTACHED BY PIPE STRAYS MARCO TO 2 X 4 RETAKOO ROODONE. RICORNE SHALL BE SIT N MISSE AT 6"-0" D.C. PIPMO SHALL BE SERVED AND TERMANE IN AN APPEAUD RECOFFER. PIPMO TO BE NETALED PARALLEL AND PERFORMEDIENT DI BLEIDA DIS.

11. ALL BOOKING SHALL BE DESIGNED AND INSTALLED AN ACCORDANCE WITH LOCAL CITY AGENCY 1990 DESIGN ACCORDANCES.

12. MEYER TO STRUCTURAL DRAMMICS TO CONTINUE MOOF ELEVATIONS. 13. All pices elevations product bottom of speaking from speaked floor, datum elevation of  $\sigma^{\mu}$  . See structural drumpies.

14. RECEIVE: UL CLASS 1 FRE RETAINMENT RATING AS MANUFACTURE BY CAF, MAINCLE CR.

Overslow Scoppers shall be 3 thes the Area of the Roof Drain Meet, Located 2 Above the Long Point of the Alexent Frederic Roof For Occ Scc. 1966.3.

VENTURE

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**VENTURE** COMMERCE CENTER **MILPITAS** 

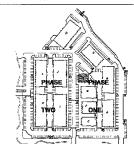
1100 Cadillac Ct. Milpitas, CA 95035

BUILDING H ROOF PLANS

SHEET NOTES

- (1) BUILT-UP ROOFING
- 2 ROOF HATOR
- 3 ROOF SUMP & OVERFLOW DRAIN
- ROOF MOUNTED RECHANICAL EXCEPMENT, SEE MECHANICAL DRAWINGS.
- © CROKET

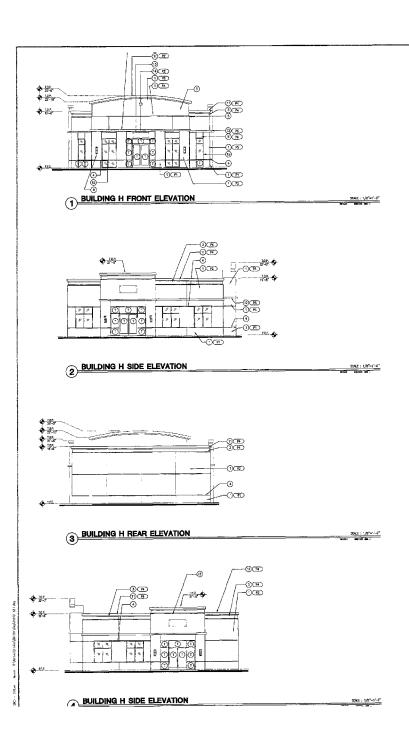
**KEY PLAN** 



STE AND ARCHITECTURE, 18775 DO COLO. STE AND ARCHITECTURE, MOVIEW REASON 1: 18,0005 STE AND ARCHITECTURE, BACKS WHICH 2: 12,2005

RALPH LE ROUX STEVE PINCEY 9613.01

BUILDING



- TEMPERED CLASS
- # VEXUN BTV22



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#### **GENERAL NOTES**

- 1. GLASS AND SLASMS SHALL COUNTY WITH THE REPURPOSENTS OF CIRC CHAPTER 24.  $2\,$  CLUSS INDICALING SCREET TO HUMBIN REPORT SHILL CONFORM WITH CRC SECTION 2406 AND THE RS 24-C AND 24-C.
- ${\bf X}$  each light shall be may actively labil describe the type and thossess of the racs (596 Sec 2402) 4. CLASS IN WEDRY WALLS, ONCOPING, DODGS AND UPON DETERMINE APPLICATIONS SHALL BE CHOSEN TO MINISTRAND THE LOURS FOR CLASSING US, EXT FORTION OF COMPINES IS, PART IN USE CAUTIL, DISSON TO RESENT OF RESENT AND APPLICATION TO APPLICATION OF APPLICATION AND CONTRACTION OF APPLICATION.
- 6. The area of an individual usert shall not exceed the lambs as set forth in graph 24-7
- 6. CLASS SHALL SE FRALLY SUPPORTED ON ALL FOUR EDGES (CRC SEC. 2407.1). 7. THE PRIMARY INCIDENTS FOR DUCTS BOTTOMIC QUEST PAIR SHAPLING DESIGNED SO THE DESIGNED SHAP TO THE QUEST PLANE SHAPL BOTTOMIC HAVE BOTTOMIC HAVE SHAPL BOTTOMIC HAVE SHAPL BOTTOMIC HAVE SHAPL BOTTOMIC HAVE - 8. RELD MEASURE ALL OPENINGS PROR TO FARRCATION. 9. A DESERVATE OF COMPLIANCE WILL BE PROVIDED FOR ALL EXTERIOR MINIOUNS.

#### BOM - BOTTOM OF MULICIA. SHEET NOTES

- REMEDICADE CONDUCTE TILT-UP PANEL SEE STRUCTURAL DRAWNESS
- Service Description Control Technology (1997)

  3 of 2009 MICROSCO

  3 of 2009 MICROSCO

  4 of 2009 MICROSCO

  5 of 2009 MICROSCO
- DEDUPATION NETTE, CARDYY, SEE DETNIS: 7/481, 8/481, 9/481
- METAL COUSPY, SEE DETAL 10/A&; DEDICATIVE WALL-HOUNTED HIGHT FOTUPE, SEE ELECTRICAL DRAWNISS
- THALL-MOUNTED LIGHT FORTURE, SEE ELECTRICAL DRAWNES
- NATURAL AND ZED ALUMINON PROPERTY SIGN, 6'-0'42'-0" 10" DUNCTER FOAH MOLDING
- ANDREID MUNNAUN STOREFRONT GLAZING SYSTEM, REUZSSID 4° BACK FROV PAYEL EDGE, TYPICAL VORTICAL ROLL-UP BOOK

#### EXTERIOR FINISH SCHEDULE

	DOLOR PALETTE 1			
927.	CESCRPTION	REFERENCE	cortos	MANUFACTURER
9		453	WONTEREY CLET'S	ы
8		561	GTY 90XFE	ıa
P		511	SEA GULL GREY	10
Œ		719	RLAR	10
3		824	HISTORIC DAN	10
(N)		204	DESINUT	10
<b>7</b>		1483	BAD: SHBLE	10
PB	PRE-FWISHED LIETAL	SLITE	TAIPE	SP WATCH CHIEF

#### **KEY PLAN**





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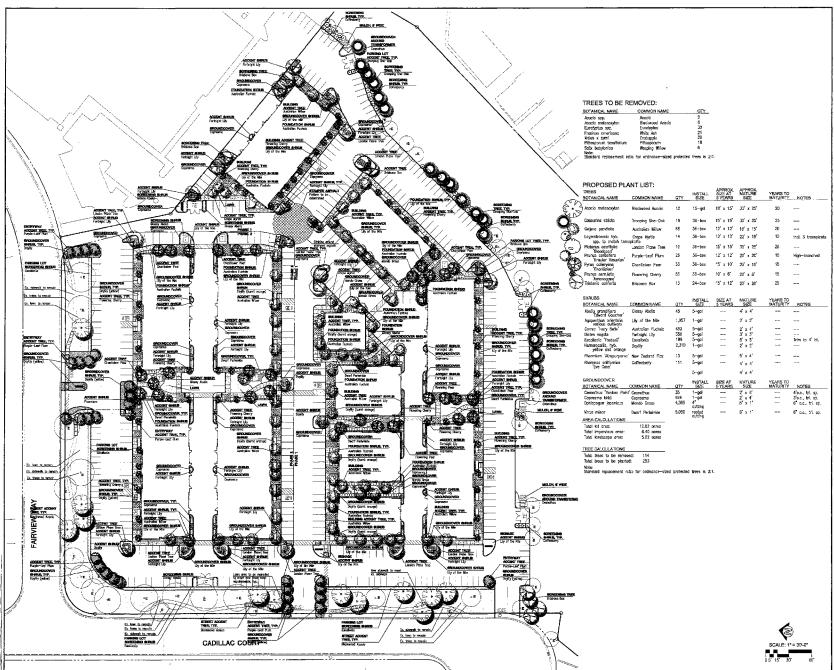
1100 Cadillac Ct. Milpitas, CA 95035

BUILDING H **ELEVATIONS** 

ISSUE DATES.	STE NO NORTHER POST		
	SEE AND MEDICALISMS VEHICLE INVANCE I		
	STE ME MODISTRAL BATH HARM 2 12,7205		
	. —		
DRAWN BY:	RICK GARCIA		
RIINTIMAND SY:	RALPH LE ROUX		
APPROVED BY:	STEVE MINCEY		
DES PROJECT NO.	9613.01		

BUILDING Η

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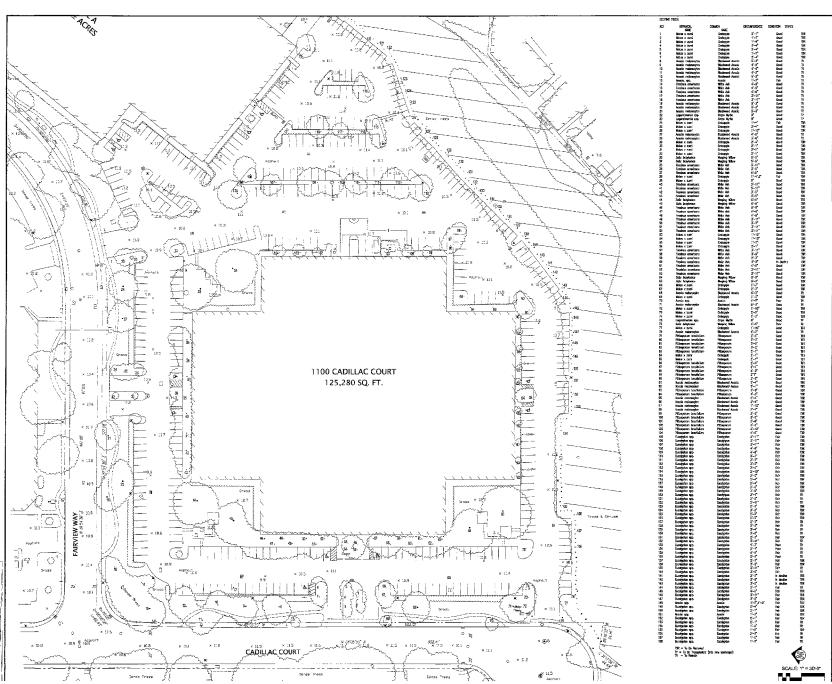
CONCEPTUAL LANDSCAPE PLAN

ST. N.C.

	SIT MO MONETURE, EDEN WHICH 2
	12.23.05
RAWN BY:	RICK SARCIA
	RICK SARCIA RICHS LE ROLX
RAWK BY: EVIEWED RY: PPROVED BY:	
EVIEWED BY:	RALPH LE ROLX
EVIEWED RY:	RALPH LE ROLX STEVE MINORY
EVIEWED RY:	RALPH LE ROLX STEVE MINORY
EVIEWED RY:	RALPH LE ROLX STEVE MINORY
EVIEWED RY:	RALPH LE ROLX STEVE MINORY
EVIEWED RY:	RALPH LE ROLX STEVE MINORY

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EXISTING TREE INVENTORY

ISSUE DATES:	ST, MA DESPETABLE, COMP. VOLUM. STATEMENT AND THE MAN TO STATEMENT TO STATEME		
DRAWN BY:	HICK GARCIA		
KENNED BY:	RALIPH LE ROLIX		
APPROVED BY:	STEVE MINCEY		
APPROVED BY:	9613.01		

L0.1





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PHOTOMETRIC

	STF Mit MCMRETTHN, 155/19 recibin 2 12,23,03		
DOUL DATES	STE MIS MICHESTRAL BYZH THAMB I 130405		
ISSUE DATES	STE AS ARCHETRAL TOYON		

REVIEWED BY: RALPH LE ROLLX

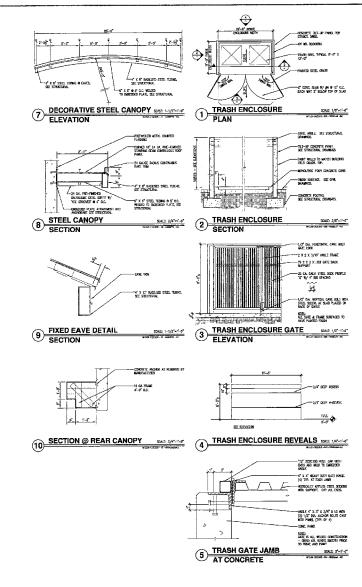
APPROVED BY: STEVE MINORY

DEE PROJECT NO. 9613.01

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BUILDING

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VENTURE CORPORATION 600 Miller Avenue Mill Valley, CA 94941

#### VENTURE COMMERCE CENTER MILPITAS

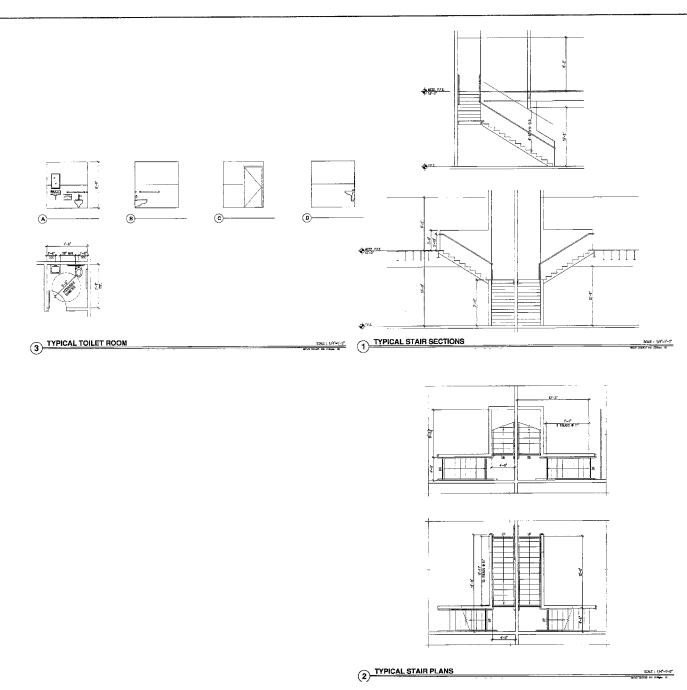
1100 Cadillac Ct. Milpitas, CA 95035

TRASH ENCLOSURE DETAILS

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	1228		
DRAWN UY:	RICK SAROM		
REVIEWED BY:	RALPH LE NOUX		
APPROVED BY:	STEVE MINGEY		
DES PROJECT NO.	9613.01		

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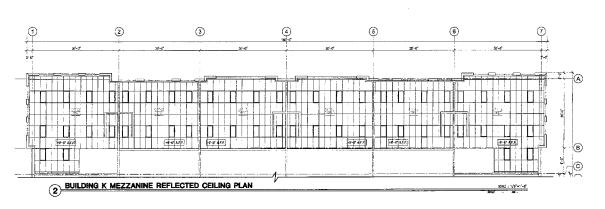
#### VENTURE COMMERCE CENTER MILPITAS

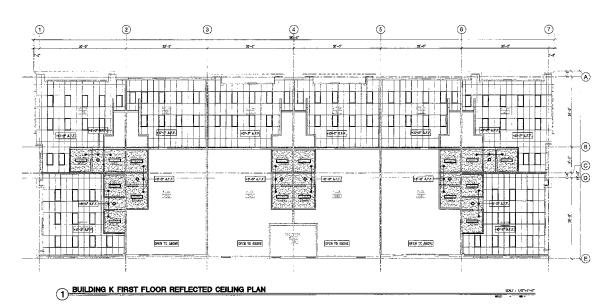
1100 Cadillac Ct. Milpitas, CA 95035

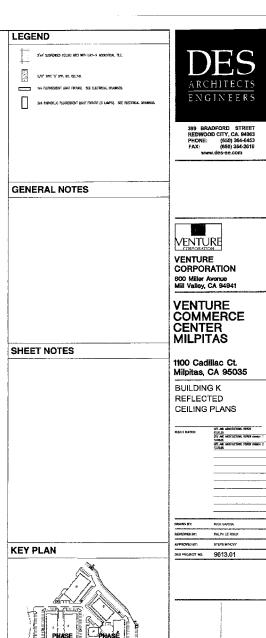
INTERIOR DETAILS

ISSUE DATES:	STE AM ARCHITECTURA, MONTA OF TAJAS STE AMSTERDARM, MONTA revision 1 1004-05 STE AMSTERDARM, MONTA revision 2 1221-05
DRAWN BY:	RICK GARCIA
REVIEWED BY:	RALPH LB ROLX
APPROVED BY:	STEVE MINCEY
DHS PROJECT NO.	9613.01

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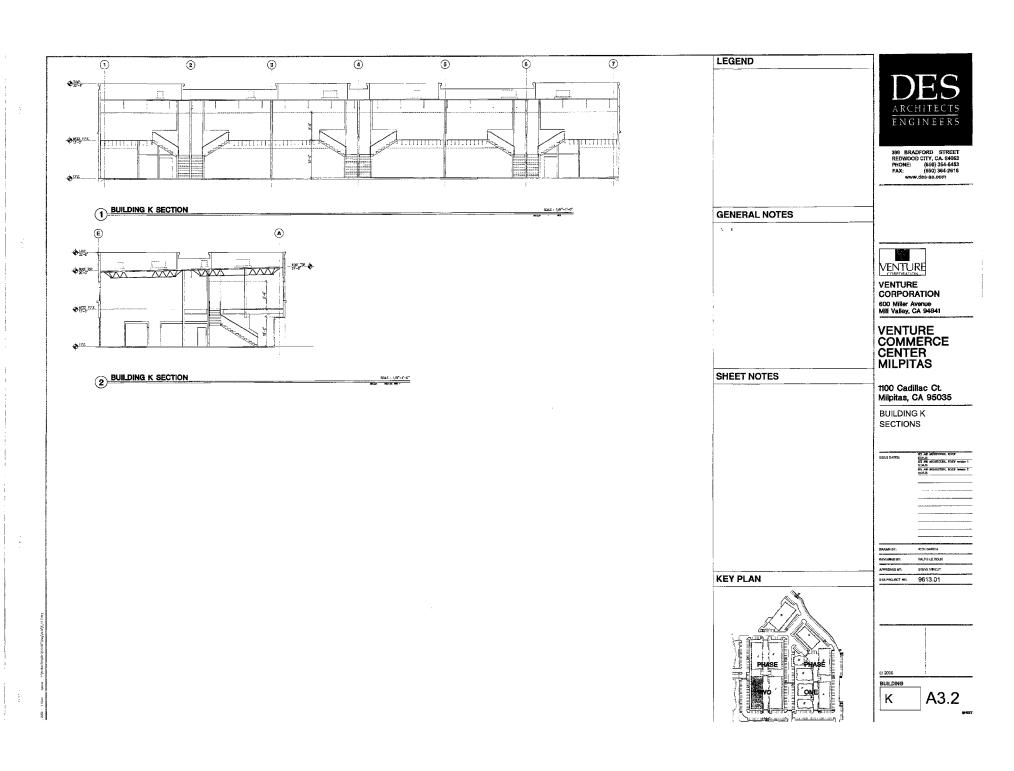


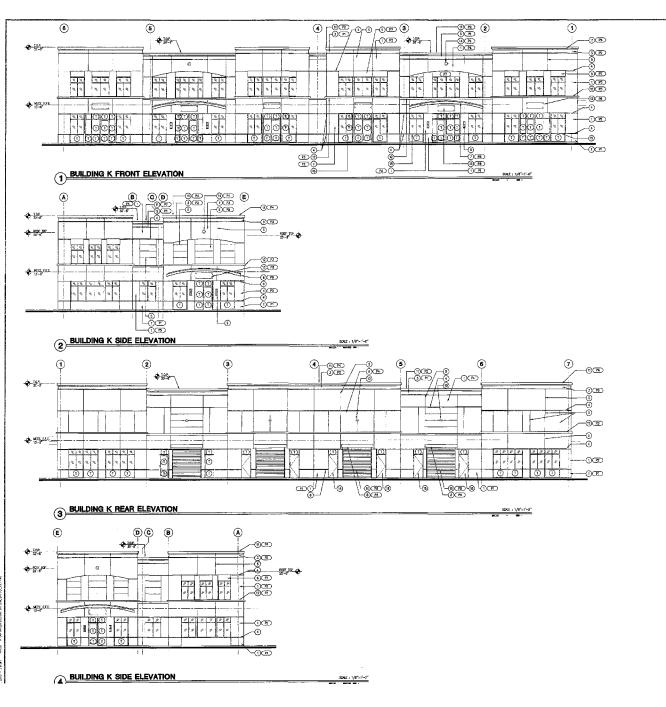


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- THEFTED GASS
- NEW GLASS



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#### **GENERAL NOTES**

- 1. BLASS AND ELAZING SHALL POWPLY WITH THE REQUIREMENTS OF COS CHAPTER 24. 2. GLASS JAID GLAZING SIBLECT TO KINAN REPORT SHALL CONFIRM WITH CHIC SECTION 2406 AND THEIRS 24-6 AND 24-6.
- $\boldsymbol{x}$  . Each librit shall bens the manufacturism's large designating the type and theoriess of the gains (coin Sec. 1462)

- 7. THE PRIME MANIFES FOR DAY MATCHINE ON SEA PART SAULT BE DESCRIBED SO THE DEFLICTION PERFORMANCE TO THE CLASS FAMILY SAULT HOT DESCRIPT, OF THE CLASS FAMILY FOR CLASS FAMILY FOR THE CLASS FOR THE POSSTRE OF SEA FAMILY FAMILY FOR THE CLASS FOR THE POSSTRE OF SEA FAMILY FAMILY FOR THE CLASS FOR THE POSSTRE OF SEA FAMILY FAMILY FOR THE CLASS FOR THE POSSTRE OF SEA FAMILY FAMILY FOR THE CLASS FOR THE POSSTRE OF SEA FAMILY FAMIL
- 9. A CERTIFICATE OF COMPLIANCE WILL BE PROMOBED FOR ALL EXTERIOR MINDOWS BOW. - BOTTOM OF MULION.

#### SHEET NOTES

- REPUTATION CONCRETE TEXT-LP PAREL SEE STRUCTURAL DYAMPHOS
- CONCRETE TEXT-UP PANEL JOINT, SEE STRUCTURAL DRAWNOS
- J" DEEP RETESS 2" WIDE BY IT DEEP REVEAL
- P V REVEAU.
- DECORATIVE METAL COMOPY, SEE DETAILS: 7/AS.1, B/AS.1, B/AS.1
- DEXIGNATIVE WALL-MOUNTED LIGHT FORTURE, SEE ELECTRICAL DRAWNESS MALL-MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
- SHEET-METAL COPINS
- FINAL TRUE
- IT DIMETER HOW MILITARS
- MICOLOGIA ALDICYCAI STOREFRONT CLAZING SYSTEM, REDESSED 4° BACK FROM PANEL EDGL TYPICA
- VERTICAL ROLL-UP DOOR
- METAL PANE. HOLLOW NETAL DOOR

#### EXTERIOR FINISH SCHEDULE

COLCE PALETTE 1			_	
REF.	DESCRIPTION	KOTOROUS	COLOR	WANDFACTURER
(P)		483	MONTEREY CLAT'S	a
P2		591	DITY SIDAPE	
PS		611	SEA OULL ONEY	В
Œ		719	PLIAR	ın.
(B)		624	HISTORIC TAN	jgi
(P6)		204	CHESTHEIT	1/2
(P7)		1483	BLACK SABLE	10
(PS)	PRE-PROMED MEDIL	98.676	THUPE	TP MATCH GAFLA

#### **KEY PLAN**





600 Miller Avenue Mili Vailey, CA 94941

VENTURE

VENTURE CORPORATION

**MILPITAS** 1100 Cadillac Ct Milpitas, CA 95035

BUILDING K **ELEVATIONS** 

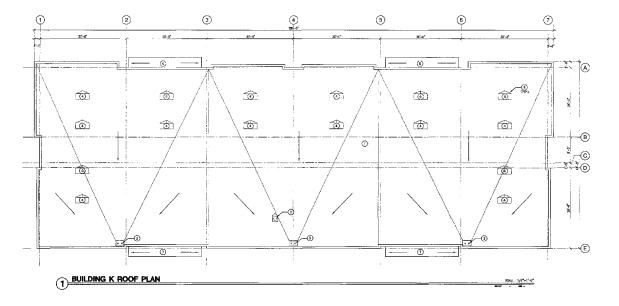
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CRAME BY:	RICK GARGA	
REVIEWED BY:	PALPH LE ROLK	
APPROVED BY:	STEVE MINCEY	
DES PROJECT NO.	9613.01	_

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K

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#### **GENERAL ROOF NOTES**

2. NECHARCH, AND PURISHS ECOPHERY PLATFORM DIADESCHS SHALL BE A MINISH OF 8. NOVE ASSAULTED FLOOR ELEVATION.

3. VEXTS THEOLOGY DIE ROOF SAMLE DE INSTALLED 10"-TO FROM AND TERMINATED 3"-0" ABONE. ANY FRESS ARE INTAKES.

- 4. LEAD FLASHING TO BE USED AT ALL ROOF DRAW AND DIVERSOR PENETRATIONS 5. SEE PLINEING DRAWINGS FOR ALL ROOF DRAW SIZES.
- 6. ALL ROOF SURFACES SHALL SLOPE AT A WHIMMAN OF Y MICH PER FRONT IS ALL DIRECTORS.
  DECKETS SCALL BE USED ON THE HIGH SITE OF ILL ECLIPAIRM PLATFORMS.
- 7. SEE STRUCTURAL DRAWINGS FOR 900F FRAUMS.
- S. SEE MEDIANICAL DRAWNOS FOR HAVE BOUFMENT, STAFT, AND PENETRATION LOCATIONS. 8. ORBAT SOLUCIT / SMOKE NATOR HINGES TOWARD THE FREWARING WIND.

TO ALL ROTHER WASTE PERSON FOR FORE SHIP SET OF THE COPPER ATLANTS BY PER STRACE WASTE TO 2 A 4 REPROCE BLOODING. BLOODING SHALL SE SET IN WASTE AT 4-0" OLG PERSON SHALL SE SACIET AND THE SHAMES IN AN APPARATOR BLOODING. PRINCE TO SE NOTALLO PROVIDE NO PERSON TO SE NOTALLO PROVIDE AND PERSON THE SET AND THE SET OF SET ALL PROVIDED AND PERSON THE SET AND THE SET OF SET ALL PROVIDED AND PERSON THE SET AND THE SET OF SET AND THE SET OF SET AND THE SET AND THE SET OF SET AND THE SET OF SET AND THE SET OF 
11. ALL RODGING SHALL BE DESIGNED AND INSTALLED IN ADDOPRIANCE WITH LOCAL DITY ADDICTIVED DESIGN ACCORDANCES.

- 13. ALL ROOF EXPANDES NOTATE BUTTON OF SHATHING FROM PRINCIP FLOOR, DATAM EXPANDING OF  $\mathcal{O}^{-}$  , see structural drawings.
- 14. PODERVO UL CLASS 1 PIPE RETARGANT RATING AS MANUFACTURE BY CAF, MANUFACTURE BY CAF, MANUFACTURE DE 
15. Outstook scientus skall se 3 teas the area of the roof brain neet, locked 2' above the low point of the arabeth finished roof set dro sections.





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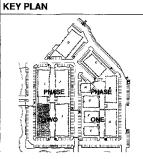
#### **VENTURE** COMMERCE CENTER **MILPITAS**

1100 Cadillac Ct. Milpitas, CA 95035

BUILDING K ROOF PLANS

#### SHEET NOTES

- (1) BULT-UP ROOFING
- 2 ROOF HATO:
- 3 BOOL STIPL & ONESSTON DEVEN
- (4) HOST WINNIED MECHANICAL EXCEPNENT, SEE WEIGHNICAL DRAWNIS
- (3) CROSCET
- (5) TECCHATIVE WETKI, CANASHY
- (7) WETAL CANDRY

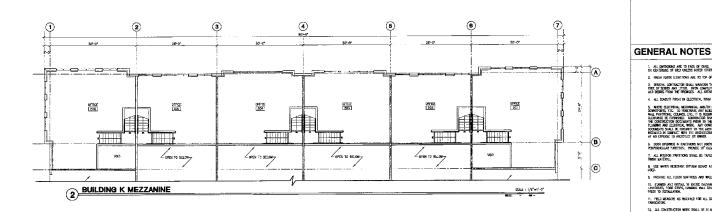


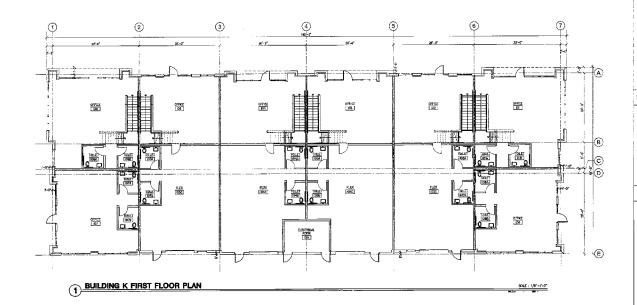
REVENED SY:	RALPH LE ROUX
DRAWN BY:	FROK GARCIA
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APPROVED BY: STEVE MINCHY рев Ресульст NO. 9613.01

BUILDING K





# ARCHITECTS ENGINEERS

### 1. ALL DAVINGSIONS ARE TO FACE OF CURB. FACE OF CONCRETE OR MASCHRY, FACE OF FRAMING OR CONTROLLED OF GROUNDESS HOTEL OFFICENCES.

- Z. HINSH FLOOR ELEVATIONS ARE TO TOP OF COMORFIE, UNLESS NOTED OTHERWISE 3. RENEAU DONTRACTOR SHALL MANION THE USE STIT IN A DEAM AND ORDERLY CONDITION, FIRE OF SERES AND LITTER. UPON COMPLETON, ALL CONTRACTORS SHALL REMOVE THOSE TAKEN AND DESIGN FOR THE PERSONS. ALL AREAS TO BE RESOND EXPRED.
- 4. WILL CONSULT PROVICE IN ELECTRICAL ROOM TO BE CONCEASED WITHIN THE WALL CONSTRUCTION.

- 10. PERSEN AND INSTALL 15 CHIEF CALVANZED METAL WALL BACKED AT SELT-IN MELITERS. LANTINGES, DOOR STOPS, INMISSIO WALL EXCHANAT, ETC. VEREY EXACT BACKING LOCATIONS PROFE TO SELEMATION. 11. FIELD MEASURE AS RECURSED FOR ALL DOORS, INNOORS, OPENING AND MALMORY PRIOR TO PRINCE AND MALMORY PRIOR TO

- PROMPÉ AND SETALL SEFTEZZES, BRACHE, BADA-UF FLAZE AND/OR SEPPOTTING BRACHE AS REQUEST FOR HE INSTRUMENTO OF WALL MOUNTED OR SUSPENDED MEDISHADOU, ELECTROM, AND MECTIL METHORS COMPANY. IS. ALL EXTS STALL HAVE BUT SIGNS AND ALL BLIND CORRIDOR TURKS SHALL HAVE DIRECTIONAL BUT SIGNS.
- 21. PROVIDE SCHOOL MISULATION AT PROMETER WALLS OF RESTRICORS, LOSSY, STARS, AAC ACROSS CHILDREN OF RESTRICORS TO CHEATE AN ACQUISING SINGLOFE.

P.A. - PANEL JOINT. FACE - FACE OF CONCRETE

#### **SHEET NOTES**

#### **KEY PLAN**







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#### **VENTURE** COMMERCE **CENTER MILPITAS**

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BUILDING K FLOOR PLANS

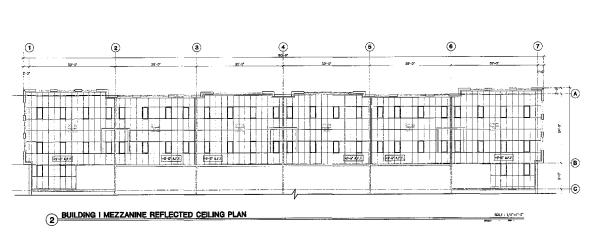
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		-
RAWN BY:	RICK GARCIA	•
EVIEWEO BY:	TALPHILEROUX	_
PPROVED BY:	STEVE KINCEY	•
0.000 IEST NO.	0042 04	•

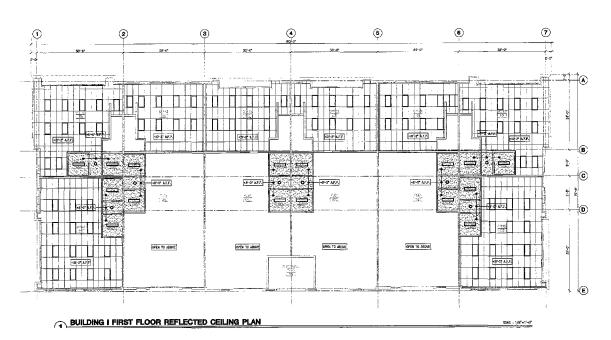
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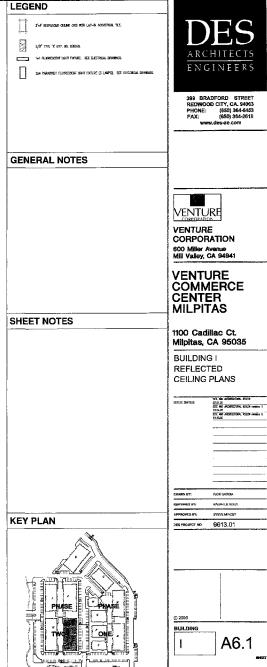
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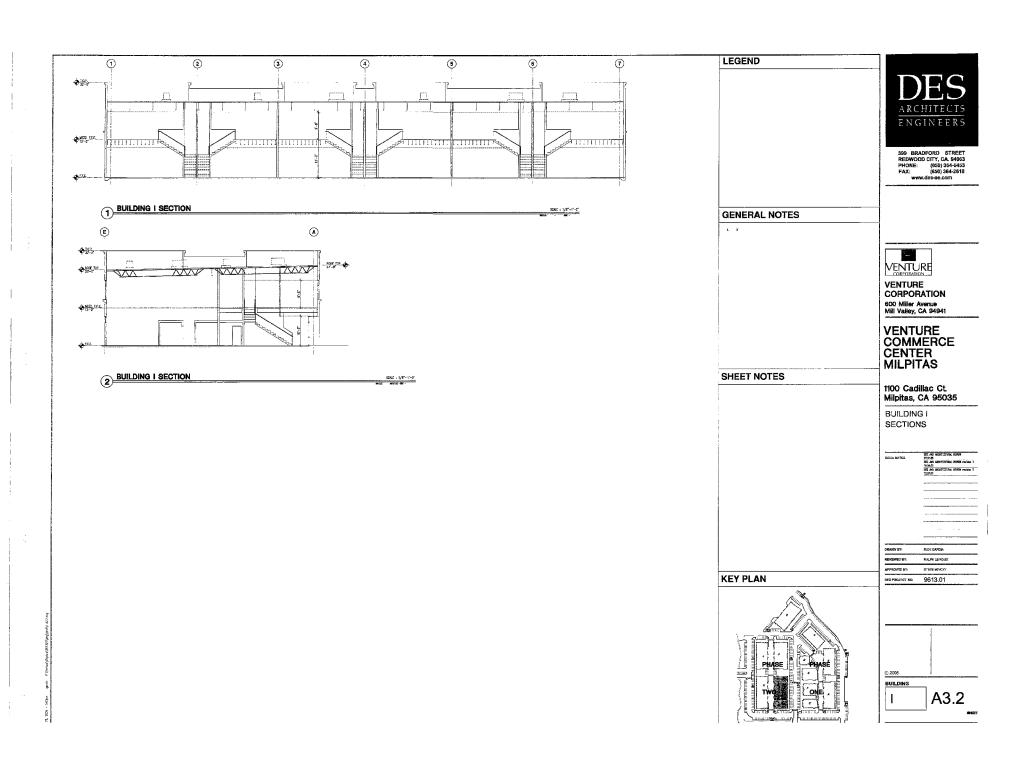
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2013 AND RECKTECTURAL ROWSH WARREN 2

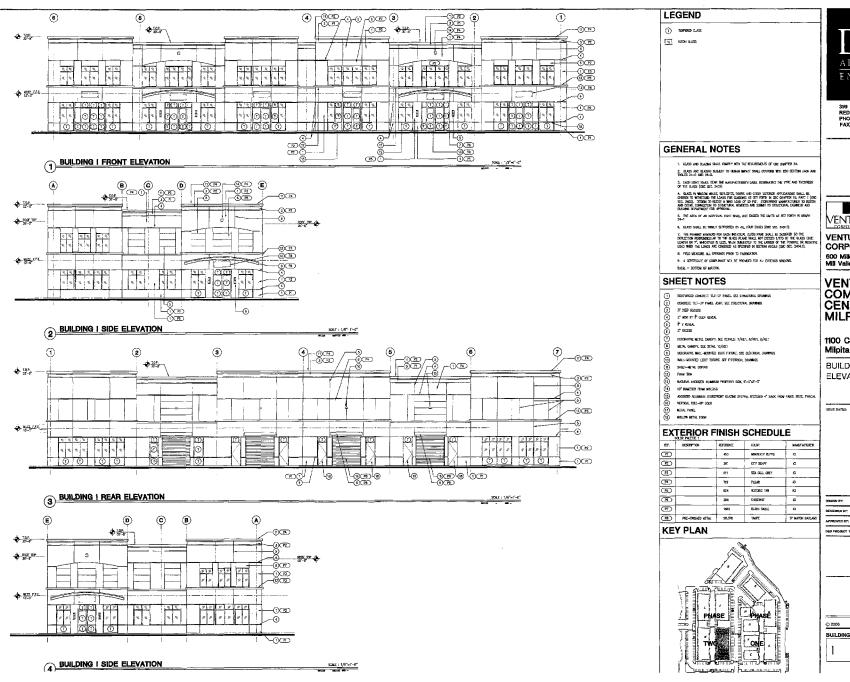
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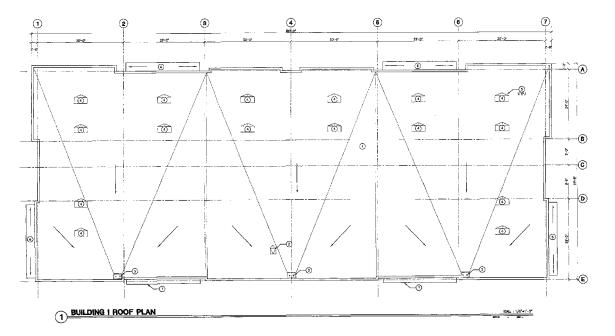
1100 Cadillac Ct. Milpitas, CA 95035

BUILDING I **ELEVATIONS** 

ISSUE DATES:	ST AN ADDITION MADE		
	SEE AND AND FELL TONIC, SEARCH CHOICE 2 12,21/6		
DRIAWN BY:	FIXEX CARCOLA		
REVIEWED BY:	RAUPH LIE ROUX		
APPROVED BY:	STEVE MINCEY		
DES PROJECT NO.	9613.01		

BUILDING

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#### **GENERAL ROOF NOTES**

- 2. RECHARGE AND PLINEAUS COMPARTS PLATFORM CHENDRING SMILL BE A MINIMUM OF 8 MORES ASSAS ADMICINE ROOF ELEVATION. x . Verts through the roof six-1 be installed 10'+'0 from and terminated 3'+C' above any ficting interest.
- 4. LEND PLASHING TO BE USED AT ALL KIND DRIVE AND OVERLOW POWERATORS.
- 5. SSE PLUMONG DRAWNOS FOR ALL ROOF DRAW SIZES.
- $\alpha$  . All roof subtacts stall suppl at a arbain of  $\beta$  data fer foot  $\alpha$  all describes crockets stall be used on the hort size of all expensive platforms.
- 7. SEE STRUCTURAL CRUMNSS FOR TOO' PRANKS.
- 8. SEE MEDIANICAL DRAWN'S FOR HAVE EQUIPMENT, SHIFT, AND PENETRATION LOCATIONS. 9. ORENT SOLICIE / SMOKE HATCH HENCE TOWARD THE PREVAMEN WITC.
- 10. ALL HORSELT WATE, PEPER DE ROOK BUILL ES THYS "L" DEPER ATTACKED SY PER STRAPS NALED TO 2 X 4 REMINDO BLOCKNO. RICONNO SHALL SE STI NI MASTIC AT 6-0" D.C. PEPIG SHALL BE SLOPE DA REMINARE Y AN APPROXIC RESPRICE. PEPIG TO SE NATIALLED PARALLE AND PERFORMANCE TO SERVICE DESAFORS.
- 11. ALL POSENCI SINCL BE DESCRED AND RESTALLED BY ACCORDANCE WITH LOCAL CITY ASSAURANCE SIGNAL RECORDINATES. 12. REFER TO STRUCKURAL DRAWINGS TO CONFIRM HOLD BLEVKTOKS.
- 13. ALL ROOF SCHARONS MODATE ROSTON OF SHEATHERN FROM PRISHED FLOOR, DATEM SLEWHIGH OF  $\sigma^*$  . See symmetry, drawnes,
- 14. ROOFING LL CLASS  $1-\mathrm{FRE}$  retarbant ratios as manufacture by GaV, manufactor solut.
- DURING SCHIPPINS SHALL BE 3 THES THE AREA OF THE ROOF BRAIN MEIT, LOCKED 2" ABOVE 15E LOW PORT OF THE ADMICENT PRESENT ROOF FOR CIEC SCLIPPINI.

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#### VENTURE COMMERCE CENTER **MILPITAS**

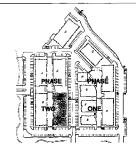
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BUILDING I ROOF PLANS

#### SHEET NOTES

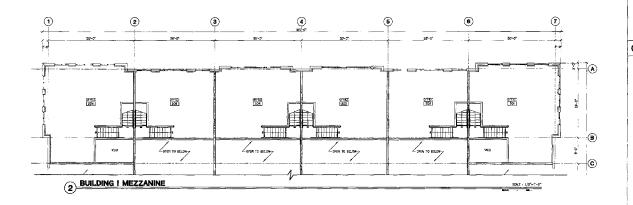
- 1 BALT-UP RODRIKS
- (2) ROOF HATCH
- 3 HOOF SUMP & OMESULEN UPAN
- ROOF MOUNTED MEDIANICAL EQUIPMENT, SEE MEDIANICAL DRANGES
- (S) 080827
- (E) DECORATIVE METAL CANDPY
- (7) NETAL CANOPY

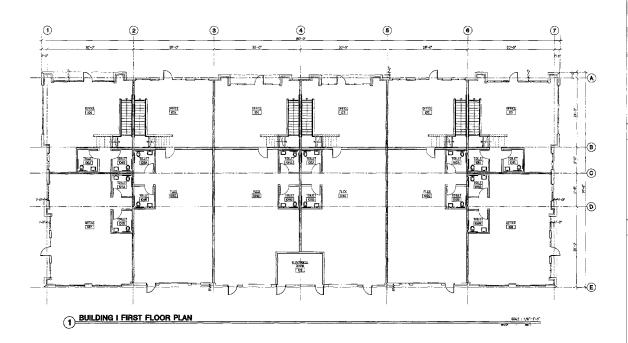
#### **KEY PLAN**



RAWK BY:	RICK GARGIA
EVENED BY:	RALPHILEHOUX
PYROVED BY:	STEVEMINCEY
ES PROJECT NO.	9613.01

BUILDING





# ENGINEERS

#### **GENERAL NOTES**

 ALL DIMENSIONS ARE TO FACE OF DURBL. FACE OF CONCRETE OR MASONRY, FACE OF FRAMMS OR CONCREDE OF GRID UNITED STREETINGS. 2. MAISH FLOOR BLEVALIONS ARE TO TOP OF CONCRETE, UNLESS HOTED ODERSONS. 3. Speral Compactor Simil muntain The Job Ste In a Glean will occept control from of doesns and utter. Upon compactor, all configerings small beautic trick than AND Coesns Thom the predicates. All areas to be brook cleaned. 4. ALL CONDUCT PIPEC IN ELECTRICAL ROOM TO BE CONCEASED WITHIN THE WILL CONSTRUCTION

PLUSERS AND EXPENDED. BLOCK ANT CONTROL OF SUCCESSION THEN CONTROL OF THE CONTROL

T. ALL INTERIOR PARTITIONS STALL BE TAPED AND SAMPED SMOCK TO RECEIVE PART OF WALL

14. CONTRACTOR SHALL VERTY SIZE AND LOCATION OF DUCT OPENINGS AND PLEMENG RUNS WITH MECHANISMS CHARGES IN WALLS, FLOORS, 812F, ETC.

FROMDE AND INSTALL STITTMENTS, SEACHING BACK-LIP FLATOS AND/OR SUPPORTEDS BRADES AS REGIRCULTON FOR THE BACKLILATION OF WALL MONATED OR SUSPENIED MECHANICAL ELECTRICAL AND INSCALLABOLES EQUIPMENT.

TO, REFERENCE PLUMBING, CHO., AND STE PLANS FOR SIZE, AND ROUSING OF BOOK BRASHAZI CONNECTION TO UNDERCROUND STORM DRAIN OR RAIN TO DAMBISTT AS SHOWL

21. PROMDE SCHO) INSULATION AT PRINCIPE WALLS OF RESTROOMS, LORBY, STARS, AND ACROSS DRANG OF RESTROOMS TO CHEMIC AN ACCUSTIC EMPLOYEE.

P.L = PARE JOHT, F.O.C. - FACE OF COMPRETE

#### SHEET NOTES

#### **KEY PLAN**





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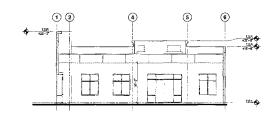
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BUILDING I FLOOR PLANS

DRAWN BY:	PRIDK BARGA
REVIEWED AY:	RM_PB LE ROLX
APPROVED BY:	STEVE MINCEY
DES PROJECT NO.	9613.01

STE MG MONTHUMA, RIVER 07.01.25 STE MG MEMBERTUMA, RIVER HOMES :

BUILDING



1 BUILDING H SECTION



2 BUILDING H SECTION

LEGEND



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**GENERAL NOTES** 

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Mill Valley, CA 94941

VENTURE COMMERCE CENTER MILPITAS

SHEET NOTES

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BUILDING H SECTIONS

STAR PARTICLE, SIGN STAR PARTICLE, SIGN PARTICLE, SIGN STAR PARTIC

DRAWN BY: PLOK GARCIA
REVIEWED BY: STEVE MINORY

DES PROJECT NO. 9613.01

**KEY PLAN** 



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